

Receipt (pavti)

370/26746

पावती

Original/Duplicate

Monday, December 30, 2024

9:09 AM

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: हरियाली

पावती क्र.: 28671 दिनांक: 30/12/2024

दस्तावेजाचा अनुक्रमांक: करल2-26746-2024

दस्तावेजाचा प्रकार: करारनामा

मादर कारणाच्याचे नाव: कृष्णत आनंदा शिंदे.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2100.00

पृष्ठांची संख्या: 105

एकूण:

रु. 32100.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

9:27 AM ह्या वेळेस मिळेल.

मह. दु. निबंधक कुर्ला 2

वाजार मुल्य: रु. 6526175.172/-

मोघदला रु. 7795239/-

भरलेले मुद्रांक शुल्क: रु. 467800/-

सह दुय्यम निबंधक कुर्ला -२
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224301200256 दिनांक: 30/12/2024

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224290501157 दिनांक: 29/12/2024

विक्रेते नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013229728202425E दिनांक: 26/12/2024

विक्रेते नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

30 DEC 2024



मूल्यांकन पत्रक (साहरी क्षेत्र - बांधीव)					
Valuation ID	2024123066	30 December 2024, 08:32:46 AM			
करलः					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	112-हरियाली - कुर्ला				
उप मूल्य विभाग	भुभाग, उत्तरेस गावाची सीमा, पुर्वेस द्रुतगती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस मध्य रेल्वे				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#352				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदानिका	कार्यालय	दुकाने	औद्योगिक
	58490	135960	156350	169950	135960
					माजमापनाचे एकक चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	43.637 चौरस मीटर	मिळकतीचा वापर-	निवासी सदानिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्ष	बांधकामाचा दर -	Rs.30250/-
उद्ववाहन सुविधा-	आहे	मजला -	11th floor To 20th floor	कार्पेट क्षेत्र-	39.67 चौरस मीटर
रस्ता सन्मुख -					
Sale Type -					
First Sale					
Sale/Resale of built up Property constructed after circular dt:02/01/2018					
मजला निहाय घट/वाढ	= 110% apply to rate= Rs.149556/-				
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((149556-58490) * (100 / 100)) + 58490) = Rs.149556/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 149556 * 43.637 = Rs.6526175.172/-				
Applicable Rules	= .10,4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनग्राईन मजला क्षेत्र मूल्य + लगतच्या भव्जीचे मूल्य + वरील पध्दतीचे मूल्य + बंदस्त घातून तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदस्त बात्कनी + मोकळ्या ल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 6526175.172 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.6526175.172/-				

Home

Print

करल - २

२४७४६ १ १०५

२०२४



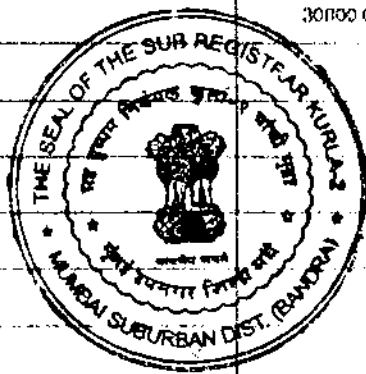
सह दुय्यम निबंधक कुर्ला - २
मुंबई उपनगर जिल्हा



CHALLAN
MTR Form Number-6



GRN	MH013229728202425E	BARCODE	27 3111 10 100000 120000 10001000 000000 100000 100000 100000 100000 100000		Date	26/12/2024-15:39:14	Form ID	252
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	KRL2 JT SUB REGISTRAR KURLA NO 2			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	KRISHINAT ANANDA SHINDE			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 1201, FLOOR NO 12, BLDG NO 12			
Account Head Details		Amount in Rs.	Promises/Building	TAGORE NAGAR MILIND CHSL				
0030045501	Stamp Duty	467800.00	Road/Street	TAGORE NAGAR VIKHROLI EAST				
0030063301	Registration Fee	30000.00	Area/Locality	VIKHROLI				
			Town/City/District					
			PIN	4 0 0 0 6 3				
			Remarks (If Any)	PAN2-AAKCP8860G-SecondPartyName-PUNEET EDIFICE PRIVATE LIMITED-				
			Amount in Words	Four Lakh Ninety Seven Thousand Eight Hundred Rupees Only				
Total	4,97,800.00							
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK					
Cheque/DD Details			Bank CIN	Ref. No.	69103332024122810115		751296369	
Cheque/DD No.			Bank Date	RBI Date	27/12/2024-22:45:07		Not Verified with RBI	
Name of Bank			Bank Branch	IDBI BANK				
Name of Branch			Scroll No., Date	Not Verified with Scroll				



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. 7704408734

हाकर चालान केवल दस्तावेज पंजीयत कार्यालय नोंदणी कार्यालय दस्तावेज दर्ज करणेसाठी आहे. नोंदणी न करताना दस्तावेज रद्द करून देणे संपोषित आहे.

[Handwritten Signature]
[Handwritten Name]

करल - २		
२६७४६	२	१०५
२०२४		

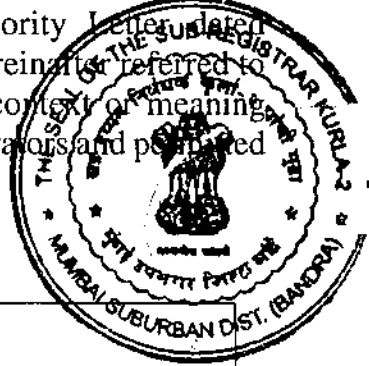
करल - २		
२६७४६	३	९०५
२०२४		

Agreement for Sale

This Agreement made at.....this 30th day of Dec in the year Two Thousand and Twenty Four between

A	NAME	PUNEET EDIFICE PRIVATE LIMITED
	ADDRESS	401/402, Tulsee Chamber Premises CHSL, Opp. Teen Petrol Pump, L.B.S. Road, Thane (West) - 400 602
	PAN Card No.	AAKCP8860G
	Email:	<u>legalcare@thepuneet.com</u>

PUNEET EDIFICE PRIVATE LIMITED is a Company registered and regularized under the Indian Companies Act, 2013, bearing CIN no. U70109MH2019PTC333338, and represented by its Assistant Manager (CRM) Ms. Nikita Lakade, duly authorized in this regard vide Board Resolution dated 04.12.2022 read with Authority Letter dated (01.11.2024), having its Registered office at the address mentioned hereinabove and referred to as the "Promoter", which expression shall, unless repugnant to the context or meaning thereof mean and include its, successors in interest, executors, administrators and assigns, of the FIRST PART;



And

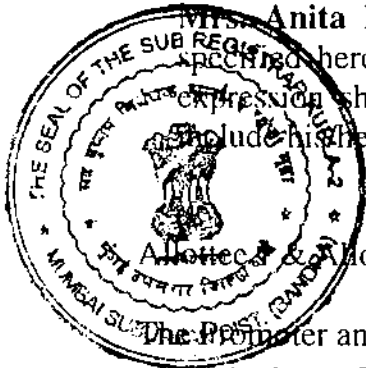
B	NAME	Mr. Shinde Krishnat Ananda
	AGE	45 Years
	ADDRESS	Ekta Chawl, Shivaji Nagar No.1, Marol Pipeline, Bori Colony, Church Road, Marol Andheri East Mumbai-400059
	PAN CARD NO.	BQIPS6646F
	Email:	<u>krishnatshinde2512@gmail.com</u>

Mr. Shinde Krishnat Ananda, is an Indian inhabitant, residing at the address specified hereinabove, and is referred to hereinafter as the "Allottee 1", which expression shall unless repugnant to the context or meaning thereof mean and include his/her Heirs, Successors, Executors and Assigns, of the SECOND PART.

[Handwritten signatures]

करल - २		
२६७७६	४	१०५
२०२४		

C	NAME	Mrs. Anita Krishnat Shinde
	AGE	39 Years
	ADDRESS	Ekta Chawl, Shivaji Nagar No.1, Marol Pipeline, Bori Colony, Church Road, Marol Andheri East Mumbai-400059
	PAN CARD NO.	LGNPS9396B
	Email:	<u>anitashinde4831@gmail.com</u>



Mrs. Anita Krishnat Shinde, is an Indian inhabitant, residing at the address specified hereinabove, and is referred to hereinafter as the "Allottee 2", which expression shall unless repugnant to the context or meaning thereof mean and include his/her Heirs, Successors, Executors and Assigns, of the SECOND PART.

Allottee 1 & Allottee 2 shall hereinafter be collectively referred to as the "Allottee(s)".
The Promoter and the Allottee shall be referred to individually as "Party" and collectively as "Parties" hereinafter.

WHEREAS the Promoter herein is seized of and in possession of and otherwise legally entitled to undertake the construction and redevelopment of all that part and parcel of non-agricultural land or ground at Survey No. 113(pt) City S.No. 352 (pt) of Village- Hariyali, Taluka Kurla, Mumbai Suburban District in the Registration Sub District-Kurla, Vikhroli-East, Mumbai-400083, admeasuring about 587.08 sq.mtrs. as well as tit bit areas and other areas 246.39 sq. mtrs. totaling to 833.47 sq. mtrs.(including tit bit areas and other areas), and more particularly described in the First Schedule of the Property hereinbelow (hereinafter referred to as "the Project Land");

AND WHEREAS the Maharashtra Housing and Area Development Authority ("MHADA"), a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 was interalia seized and possessed of and otherwise well and sufficiently entitled to the Project Land;

AND WHEREAS in pursuance of the Subsidized Industrial Housing Scheme introduced by the Government, MHADA constructed Building No. 12 for housing of the industrial workers on the Project Land (hereinafter referred to as the "Original Building"), and the Allottees of the aforesaid original Building formed themselves into a Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1961, namely the Tagore Nagar Milind Co-Operative Housing Society Ltd.,

[Handwritten signature]

[Handwritten signature]

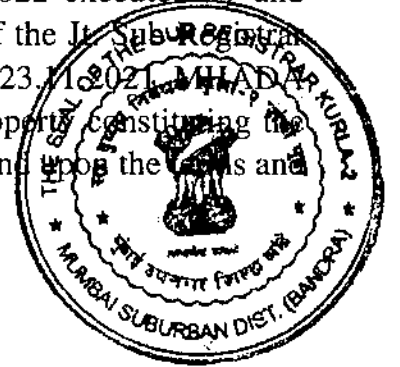
[Handwritten signature]

करल - २		
२६७४६	५	१०५
२०२४		

having Registration No. BOM/HSG/7762/1982 dated 19.01.1982 (hereinafter referred to as the "Society").

AND WHEREAS by an Indenture of Lease dated 22.11.2021, registered in the Office of the Jt. Sub-Registrar of Mumbai on dated 23.11.2021 under Sr. No. KRL 3/17930/2021 and executed by and between MHADA and the Society, MHADA demised unto the said original Society all and singular the Project Land and the original Building;

AND WHEREAS by a Deed of Sale dated 27.01.2022 executed by and between MHADA and the Society, registered in the Office of the Jt. Sub-Registrar of Kurla Mumbai under Sr. No. KRL 3-17931-2021 on dated 23.11.2021, MHADA transferred and conveyed unto the said Society all of that property constituting the Project Land and the original Building, for the consideration and upon the terms and conditions mentioned in the said Deed;



AND WHEREAS the Society is absolutely seized & possessed and / or otherwise well & sufficiently entitled to the Project Land & the original Building as aforesaid.

AND WHEREAS by Development Agreement dated 08.03.2022, registered at the office of the Sub-Registrar Kurla-2 under SR. No. KRL2/3915/2022 on dated 11.03.2022, the Society has granted development rights in respect of the Project Land to the Promoter, upon the terms and conditions recorded in the said Development Agreement;

AND WHEREAS the Society also executed Irrevocable Power of Attorney dated 08.03.2022 in favour of the Promoter, which is registered in the Office of the Sub-Registrar, Kurla-2 under Sr.No. KRL2/3916/2022.

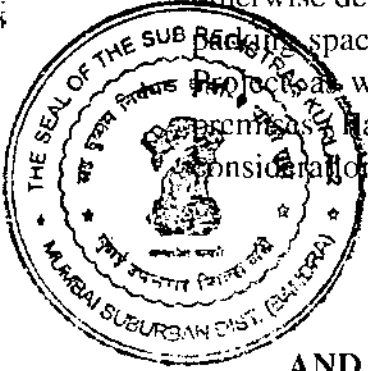
AND WHEREAS by virtue of the aforesaid deeds and documents, the Promoter is in possession of the Project Land and is entitled to and enjoined upon to construct on the Project Land a multi-storied composite building of minimum Ground Floor plus 23 floors by consuming the full FSI under the 3.0 policy of MHADA, as well as all other FSI including Fungible FSI obtained from the concerned authorities, as has been permitted for the Promoter to utilize as reflected in the aforesaid deeds and documents, including parking and other amenities, which is proposed as a "real estate project" by the Promoter and has been registered as a

[Handwritten signatures]

करल -२		
२६७७६	६	१०५
२०२४		

real estate project' in a single phase described in detail under clause 3 hereinbelow (hereinafter referred to as "**the Real Estate Project**") with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA Act**"), read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("**RERA Rules**");

AND WHEREAS the Promoter shall provide to the Society in the Real Estate Project, flats of prescribed areas as agreed by and between the said Society and the Promoter, and the Promoter shall have the sole and exclusive right to sell the remaining premises / flats in the Real Estate Project on an ownership basis and/or otherwise deal with and dispose of the said flats, terraces, amenities, common areas, balconies, spaces etc. to be constructed by the Promoter as a part of the Real Estate Project, as well as to enter into agreements with the prospective Allottees of such premises / flats / spaces, as well as to appropriate for the benefit of the Promoter the consideration arising from such agreements;



AND WHEREAS MHADA provided it's No Objection Certificate dated 02.02.2022 permitting the utilization of FSI and allowing the construction of the built-up area as indicated therein, in the Real Estate Project as per MHADA policy and more particularly described in **ANNEXURE G** annexed hereto;

AND WHEREAS the Allottee acknowledges that the Allottee has been informed by the Promoter that the Real Estate Project, including the Apartment, has been financed by Hero FinCorp Limited (hereinafter referred to as the "Lender"). In light thereof, the Apartment to be sold to the Allottee is currently mortgaged with Hero FinCorp Limited by virtue of mortgage deed executed on 24.01.2024 read along with the Rectification Deed dated 3.02.2024. The Lender has provided a no objection certificate dated _____ sanctioning the present sale and conveyance of the Apartment to the Allottee, a copy of which is annexed hereto as **ANNEXURE G-1**. The amounts received towards the Sale Consideration shall be hypothecated in favour of the Lender, and the Apartment shall be conveyed to the Allottee free from encumbrances subsequent to receipt of the entire Sale Consideration amount as well as any other amounts due and payable under this Agreement, and upon the execution of a sale deed in favour of the Allottee;

AND WHEREAS the Promoter is entitled and enjoined upon to construct buildings on the Project Land in accordance with the recitals hereinabove:

AND WHEREAS the Promoter is in possession of the Project Land:

AND WHEREAS the Promoter has proposed to construct on the Project Land a multi-storied composite building having Ground Floor/ Stilt + 23 upper floors;

AND WHEREAS the Allottee acknowledges and agrees that the Promoter is entitled to utilize further FSI as shown in the various deeds and documents referred to hereinabove, as and when the same is approved and becomes available, and hereby

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

करल - २		
२६७६	७	१०५
२०२४		

consents to any further construction in the Real Estate Project on the basis of any such additional approval of FSI;

AND WHEREAS the Allottee is offered an Apartment bearing number **1204** on the **12th** floor, (herein after referred to as the said "**Apartment**") in the Building called **PUNEET BRAHMAND** (herein after referred to as the said "**Building**") being constructed in the said Real Estate Project;

AND WHEREAS the Allottee acknowledges and agrees that the Allottee is to be allotted an Apartment in the Real Estate Project and has, prior to the date hereof, examined a copy of the RERA Certificate that has been granted for the said Real Estate Project, and has caused the RERA Certificate to be examined in total by his/her/its advocates and planning, structural and architectural consultants following which the Allottee has agreed and consented to the development of the Real Estate Project as well as for the purchase of the Apartment therein;

AND WHEREAS the Allottee hereby acknowledges and agrees that the Allottee has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by the RERA Act and the RERA Rules and has understood the documents and information in all respects;

AND WHEREAS the principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, are briefly stated below:

- The subject matter Real Estate Project as per sanctioned plans, named as "**PUNEET BRAHMAND**" has been proposed for Ground Floor/ Stilt + 23 upper floors;
- The Real Estate Project shall comprise of units/premises consisting of Apartments, purely for Residential use;
- Total Built Up Area of 5600 square meters has been sanctioned by MHADA and fungible Built up area of 1960 square meters shall be approved for consumption in the construction and development of the Real Estate Project as on date, and the Allottee has acknowledged and agreed that the Promoter has the right to undertake further construction upto a Total Built Up Area of 7925 square meters (Including Fungible FSI or more) in the Real Estate Project subject to receipt of further approval in respect thereof;
- The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee are listed in the **SECOND SCHEDULE** annexed hereto ("**Real Estate Project Amenities**");
- The Promoter shall be entitled to put hoarding/boards of its brand name viz. PUNEET GROUP and/or PUNEET including displaying the name of the Promoter, in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, select, decide hoarding/board sites;
- The Promoter shall be entitled to designate any spaces/areas in the Real Estate

[Handwritten signature]

[Handwritten signature]

करल - २	
२६०४६	C १०५
२०२४	

Project (including on the terrace and basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee and other Allottees of Apartments/flats in the Real Estate Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.;

g. It is agreed that pursuant to the Real Estate Project being registered and updated with the Authority and the proposed layout of the Real Estate Project being disclosed to the Allottee by way of this Agreement and the representations made to the Authority from time to time, no further consent/s will be required by the Promoter for the development of the Real Estate Project;

h. The details of conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified in Clause 46 hereinbelow;

A copy of **Intimation of approval** of the plan bearing reference no. MH/EE / BPCell / GM / MHADA - 8 / 1111 / 2022 dated 29.04.2022 issued by MHADA and a copy of Amended Plan bearing reference No.MH/EE(B.P.)/GM/MHADA-8/1111/2023 dated 5.10.2023 and a copy of the **Commencement Certificate** bearing reference No. MH/EE/(BP)/GM/MHADA-8/1111/2022/CC/1/New dated 04.07.2022 and a copy of Further Commencement Certificate for work upto 19th Upper Residential Floor bearing ref. No.MH/EE/(BP)/GM/MHADA-8/1111/2024/FCC/1/New dated 01.03.2024 issued by the MHADA of Greater Mumbai ("MHADA") are enclosed as **ANNEXURE H** and **ANNEXURE I** respectively annexed hereto;

j. The above details along with the annexures to the RERA Certificate are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

AND WHEREAS the Allottee is desirous of purchasing a residential premises / Apartment in the building that shall form a part of the Real Estate Project;

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at BKC, E-BLOCK, 6th and 7th Floor, Housefin Bhavan, Plot No. C-21, Bandra Kurla Complex, Bandra (East) Mumbai 400 051 no. **P51800046881**; authenticated copy is attached in **ANNEXURE F**;

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

करल - २		
२६०४६	९	१०५
२०२४		

the completion of the building/buildings.

AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the Project Land and to enter into Agreement/s with the Allottee(s)/s of the Apartments to receive the Sale Consideration in respect thereof;

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Promoter's Architects Messrs Subhash Patil and Associates and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;



AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property Card, City Survey or any other relevant revenue record showing the nature of the title of the Promoter to the Project Land on which the Real Estate Project is constructed or is to be constructed have been annexed hereto and marked as **ANNEXURE A** and **ANNEXURE B**, respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **ANNEXURE C-1**.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the Real Estate Project have been annexed hereto and marked as **ANNEXURE C-2**,

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **ANNEXURE D**;

AND WHEREAS the Allottee acknowledges receipt of the updated brochure, as duly stamped and attested by the Promoter, in respect of the Real Estate Project as has been provided by the Promoter prior to entering into this Agreement, and hereby agrees that the decision to purchase an Apartment in the Real Estate Project is not based upon any information that may have been provided in respect of the Real Estate Project prior to the issuance of the updated brochures, and the Promoter does not take any responsibility for any such information provided prior thereto and the Allottee irrevocably accepts the same;

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and

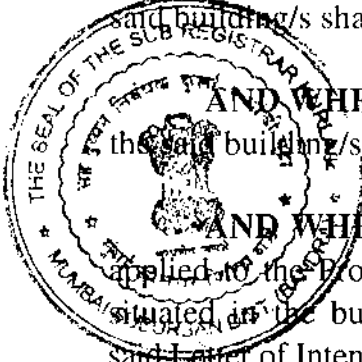
[Handwritten signature]

[Handwritten signature: Anurag Raut]

करल - २		
२६०६६	१०	१०१
२०२४		

of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project Land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority;



AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans;

AND WHEREAS the Allottee vide a Letter of Intent dated **10.07.2024** has applied to the Promoter for allotment of an Apartment No. **1204** on **12th** floor situated in the building of the said Real Estate Project and the Parties agree that the said Letter of Intent forms a part of the contract between the Parties, subject to the fact that the provisions of this Agreement shall supersede any contradictory provisions contained in the Letter of Intent

AND WHEREAS the carpet area of the said Apartment is «Area I/Qty Unit of Measure» square meters and "carpet area" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Apartment;

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS prior to the execution of these presents the Allottee has paid to the Promoter a sum of «Paid Sales Consideration (Basic)» «Basic Paid Sales Consideration (Words)» only, being part payment of the Sale Consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the Sale Consideration in the manner hereinafter appearing;

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority BKC, E-BLOCK, 6th and 7th Floor, Housefin Bhavan, Plot No. C-21, Bandra Kurla Complex, Bandra (East) Mumbai 400 051 no. **P51800046881**;

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

करल - २		
२६७४६	११	१५
२०२४		

AND WHEREAS under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the.



NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. The Promoter shall construct the said building/s consisting of ground floor plus 23 upper floors on the Project Land in accordance with the plans, designs and specifications as approved by the MHADA and/or concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

2. The Allottee acknowledges and agrees that the Promoter is entitled to additional FSI from MHADA, and other Authorities, the Promoter has the right to amend the construction programme, the building plans and to undertake additional construction, and the Allottee provided irrevocable consents and has no objection to the same.
3. The details and particulars of the RERA registration of the the Real Estate Project are as set out hereinbelow:

Real Estate Project	RERA Registration Number
PUNEET BRAHMAND	P51800046881

4. The Allottee has hereby agreed to purchase the Apartment forming a part of the Real Estate Project having RERA project registration number : **P51800046881**;
5. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No **1204** of the type **1 BHK** carpet area admeasuring **37.15** sq. meters on **12th** floor (hereinafter referred to as "**the Apartment**") more particularly described in **SCHEDULE A** and as shown hatched in red colour on the Floor plan thereof hereto annexed and marked **SCHEDULE B**. The aforesaid carpet area excludes the area covered by the external walls, as well as the exclusive balcony admeasuring **2.52** sq. mtrs. appurtenant to the said Apartment (hereinafter referred to as the

[Handwritten signature]

[Handwritten signature]

करल - २		
२६७४६	१२	१०५
२०२४		

~~Attached Area~~) The Parties acknowledge and agree that the Attached Area is being allotted to the Allottee for his/her exclusive use as a part of the Apartment to the exclusion of other owners in the Real Estate Project.

6. The total consideration for the said Apartment along with the Attached Area is **Rs. 77,95,239/- (Rupees Seventy Seven Lakh Ninety Five Thousand Two Hundred and Thirty Nine Only)** including Rs. 0/- (Rupees Zero Only), being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.



The total aggregate consideration amount is thus **Rs. 77,95,239/- (Rupees Seventy Seven Lakh Ninety Five Thousand Two Hundred and Thirty Nine Only)** (hereinafter referred to as the "Sale Consideration"). It is made clear by the Promoter and the Allottee agrees that the Apartment along with the Attached Area shall be treated as a Single indivisible unit for all the purposes.

8. The Sale Consideration of the Apartment is exclusive of the statutory deposits paid / payable by the Promoter to authorities for electricity, water and other facilities or any other charges paid / payable by the Promoter to relevant Governmental authorities. The same shall be payable by the Allottee in proportion to the carpet area of the Apartment. In case the said charges are revised/changed due to enhancement in government and statutory dues, taxes, cess or charges under the applicable laws, due to any amendment / modification thereof, including but not limited to, upward revision of statutory charges, increase of deposits/charges for supply of electricity and water, cost of additional fire safety measures, revision of ground rent, or outgoings of any kind or nature, whether prospectively or retrospectively, the same shall be payable by the Allottee in proportion to the carpet area of the Apartment, as and when demanded by the Promoter.
9. The Allottee acknowledges and agrees that any input credit benefits under GST that may have been available to the Promoter under this transaction have already been passed on to the Allottee and have been factored in to arrive at the discounted price forming the Sale Consideration herein. The Allottee agrees that the Allottee shall not be entitled to any further benefits whatsoever in this regard.
10. The Allottee acknowledges that after payment of entire amount towards the Sale Consideration, the Apartment shall be conveyed to the Allottee free from encumbrances subsequent to receipt of the entire Sale Consideration amount as well as any other amounts due and payable under this Agreement, and upon the execution of a sale deed in favour of the Allottee.
11. The Allottee has paid on or before execution of this agreement a sum of **Rs.7,01,572/- (Rupees Seven Lakh One Thousand Five Hundred and Seventy Two Only)** (not exceeding 10% of the total consideration) as advance payment and hereby agrees to pay to that Promoter the balance amount of **Rs.70,93,667/- (Rupees Seventy Lakh Ninety Three Thousand Six**

[Handwritten signature]

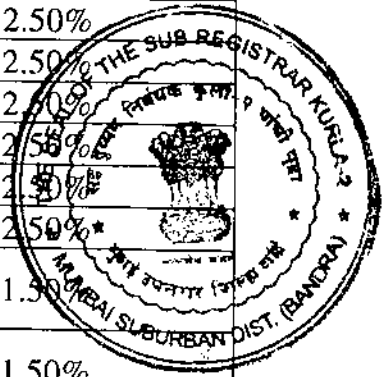
[Handwritten signature]

[Handwritten signature]

करल - २
२६७४६ १३ १०१
२०२४

Hundred and Sixty Seven Only) in the following manner :-

	Payment Schedule	Percentage of Sale Consideration
1.	On Booking	9%
2.	On Execution of the Agreement	18%
3.	On Completion of Piling Work	9%
4.	On Completion of Plinth	9%
5.	On Completion of 1st RCC Slab	2.50%
6.	On Completion of 2nd RCC Slab	2.50%
7.	On Completion of 3rd RCC Slab	2.50%
8.	On Completion of 4th RCC Slab	2.50%
9.	On Completion of 5th RCC Slab	2.50%
10.	On Completion of 6th RCC Slab	2.50%
11.	On Completion of 7th & 8th RCC Slab	1.50%
12.	On Completion of 9th & 10th RCC Slab	1.50%
13.	On Completion of 11th & 12th RCC Slab	1.50%
14.	On Completion of 13th & 14th RCC Slab	1.50%
15.	On Completion of 15th & 16th RCC Slab	1.00%
16.	On Completion of 17th & 18th RCC Slab	1.00%
17.	On Completion of 19th & 20th RCC Slab	1.00%
18.	On Completion of 21st & 22nd RCC Slab	1.00%
19.	On Completion of the walls of the Purchasers Apartment	1.50%
20.	On Completion of Flooring & internal plaster of the Purchasers Apartment	0.50%
21.	On Completion / Installation of Doors and Windows of the Purchasers Apartment	0.50%
22.	On Completion of Lift wells & staircase upto floor level of the Purchasers Apartment	2.00%
23.	On Completion sanitary fittings of the Purchasers Apartment	0.50%
24.	On Completion external plaster/external Texture Paint of the building phase in which the apartment located	7.00%
25.	On Completion external plumbing of the apartment	2.00%

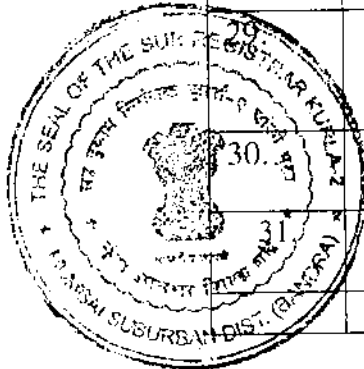


Handwritten signature/initials

Handwritten signature/initials

कमल - २		
२६०४६	९४	९०५
२०२४		

26.	On Completion terrace waterproofing of the building phase in which the apartment located	1.00%
27.	On Completion of the lifts of the building phase in which the apartment located	7.00%
28.	On Completion water pumps of the building phase in which the apartment located	1.00%
29.	On Completion of electrical fitting (internal wiring and installation of switchboards) of the apartment	1.00%
30.	On Completion of paving around building in which apartment located	1.00%
31.	Before handing over of possession	5.00%
GRAND TOTAL		100%



12. In the event that the Allottee requests the Promoter not to undertake a specific milestone as per the aforesaid table in respect of the Apartment, it shall be deemed as though that particular milestone has been fulfilled by the Promoter, and the amounts due against the said milestone shall be paid immediately by the Allottee to the Promoter without any delay whatsoever in this regard.
13. It is clarified that the Sale Consideration shall be payable by the Allottee vide cheque / demand draft drawn in the name of "Puneet Edifice Pvt Ltd.", payable at Thane / through electronic transfer, as may be intimated from time to time by the Promoter. The Allottee represents and warrants that all payments made by the Allottee shall be duly realized in the time periods stipulated under this Agreement.
14. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment. It is clarified that all such taxes, levies, duties, cesses (whether applicable/ payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable or levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Apartment, shall be borne and paid by the Allottee alone, as and when the said amounts become due as per the applicable laws, without any delay whatsoever in this regard, and the Promoter shall not be liable to bear or pay the same or any part thereof. The Allottee shall make payment of the TDS on the Sale Consideration to the applicable authority and shall provide appropriate TDS certificates in this regard to the Promoter, within 15 days of making any such deduction.

[Signature]

[Signature]

[Signature]

करल - २		
२६७४६	१७	१०१
२०२४		

15. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to the Allottee along with the demand letter being issued to the Allottee, which shall be applicable on subsequent payments.
16. The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ Zero Per cent per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
17. The Promoter, on receipt of the complete amount of the Sale Consideration, and upon fulfillment of the other obligations of the Allottee as set out in this Agreement, shall execute a conveyance deed and convey the title of the Apartment upon issuance of the Occupancy Certificate. However, in case the Allottee fails to deposit the registration charges and all other incidental and legal expenses etc. as demanded within the period mentioned in the demand letter, the Allottee authorizes the Promoter to withhold registration of the conveyance deed in its favour till full and final settlement of all dues and registration charges to the Promoter is made by the Allottee.
18. The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 5 and 6 of this Agreement. It is acknowledged and agreed by the Parties that the agreed rate shall be deemed to be the rate arrived at as per the computation hereinbelow:

Originally agreed Sale Consideration / Originally agreed Carpet Area of the Apartment.

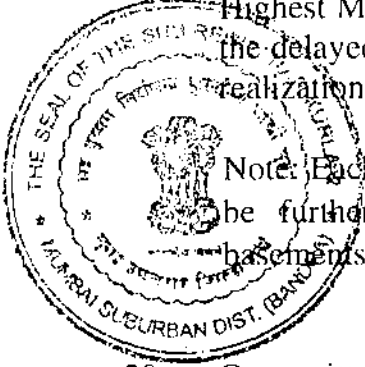
19. The Allottee authorizes the Promoter to adjust/appropriate all payments made

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]

करल - २		
२६०४६	१६	१०५
२०२४		

by the Allottee under any head(s) of dues against lawful outstanding, if any, in the name of the Allottee as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner. Any payments by the Allottee shall first be adjusted towards interest payable and any other due from the Allottee and the balance, if any, shall be adjusted against the payment which is due against the Sale Consideration. In case of delay in payment of any amounts as specified above, or in the payment of any installment of the Sale Consideration, the Allottee(s) shall be liable to pay interest @ the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("**Interest Rate**") on the delayed payment from the due date of such payment till actual payment or realization thereof.



Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

20. On a written demand being made by the Promoter upon the Allottee with respect to a payment amount (whether Sale Consideration or any other amount payable in terms of this Agreement), the Allottee shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default.
21. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.
22. Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Notwithstanding anything to the contrary, the Promoter shall be entitled to extension of time for completion and handing over of the Apartment without the need to pay any compensation whatsoever on account of any delays that are beyond the reasonable control of the Promoter, or that may be deemed reasonable by the Authority or for any Force Majeure reasons whatsoever. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 11 herein above. ("**Payment Plan**").
23. The Promoter hereby declares that the Floor Space Index available as on date in respect of the Project Land is 2325square meters only and Promoter has planned to utilize Floor Space Index of 7925 square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in

SKL

[Signature]

[Signature]

करल - २		
२६७४६	१७	१०५
२०२४		

future on modification to Development Control Regulations, which are applicable to the Real Estate Project. The Promoter has disclosed the Floor Space Index of 5600 square meters as proposed to be utilized by him on the Project Land in the Real Estate Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of Apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

24. The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Real Estate Project by utilization of the full development potential. The Allottee acknowledges and agrees that the Architect and the Structural Engineer of the Promoter shall decide the elevation, RCC drawings etc. and the Promoter shall construct the Real Estate Project as per the plans sanctioned by MHADA.
25. In case the transaction being executed by this agreement between the promoter and the Allottee is facilitated by the Registered Real estate agent, all amounts (including taxes) agreed as payable remuneration/fees/charges for services /commission/brokerage to the said Registered Real estate agent, shall be paid by the promoter/Allottee/both, as the case may be, in accordance with the agreed terms of payment.
26. If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.
27. Without prejudice to the right of promoter to charge interest in terms of clause 19 above and without prejudice to any other rights and remedies available to the Promoter:
- on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including its proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of instalments;
 - the Allottee committing breach of any of the terms and conditions of this Agreement;
 - any default by the Allottee under any agreement entered into with any bank or financial institution, or in the event of termination of any such agreement entered into with any bank or financial institution, the Promoter shall at his own option, may terminate this Agreement.

Provided that, Promoter shall give notice of fifteen days in writing to the

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]

करल - २

२६७७६ १८ १०५

२०२४

Allottee ("Default Notice"), by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("**Promoter Termination Notice**") at the address provided by the Allottee.

28. Notwithstanding anything to the contrary contained herein, the Allottee acknowledges and agrees that if the Promoter has already had occasion to serve the Allottee with a Default Notice on two previous occasions under this Agreement for any reason whatsoever, in the event of occurrence of any further default as stated under Clauses 27(a), 27(b) or 27(c), the Promoter shall not be obliged to serve the Allottee with another Default Notice, and shall be entitled to directly issue the Promoter Termination Notice and terminate this Agreement forthwith.

29. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall be entitled to forfeit 10% (Ten Percent) percentage of the Sale Consideration plus taxes as per the applicable laws as well as brokerage fees, legal fees, interest, stamp duty charges and any other expenses incurred by the Promoter for sale of the Apartment ("**Forfeiture Amount**") as and by way of agreed genuine pre-estimate of liquidated damages, and not by way of penalty.

30. The Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed, Forfeiture Amount or/ and any other amount which may be payable to Promoter) within a period of Ninety days of the termination, the instalments of Sale Consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

31. The Parties acknowledge and agree that the Allottee has presented a cancelled cheque to the Promoter at the time of execution of this Agreement, a copy of which is annexed hereto marked as **ANNEXURE J** (hereinafter referred to as the "**Cancelled Cheque**"). Notwithstanding anything to the contrary contained herein, in the event of termination of this Agreement for any of the reasons contemplated under the Agreement, and in the event of refund of any amounts having to be made to the Allottee by the Promoter as a result of such termination, such refund shall be made to the bank account as per the details provided in the aforesaid Cancelled Cheque.

32. In case of a loan being availed by the Allottee as per the provisions of Clause 55 hereinbelow, the Promoter shall be required to intimate the bank / financial institution that has disbursed such loan of such termination and enquire as to the account details for initiating the refund as stipulated in the Agreement. In case the bank / financial institution fails to inform the Promoter of such account details within 15 days of the written intimation by the Promoter, the Promoter shall be required to initiate the refund directly to the Allottee as per the account details provided in the aforesaid Cancelled Cheque. Thereafter, the

16

करल - २		
२६७४६	१९	१०५
२०२४		

responsibility and liability to reimburse the said amounts to the bank / financial institution from which the Allottee has obtained the loan shall vest solely with the Allottee, and the Promoter shall have no liability whatsoever in this regard.

33. The Allottee acknowledges and agrees that the refund of amounts to the bank / financial institution providing the loan, or to the account details provided in the Cancelled Cheque, shall be deemed to constitute a refund of all amounts due to all Allottees under this Agreement, and the Promoter shall not be liable to make any separate disbursement of amounts to each of the Allottees herein.

34. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand or price range (if unbranded) to be provided by the Promoter in the Real Estate Project and the Apartment as are set out in ANNEXURE E, annexed hereto.

35. The Promoter shall give possession of the Apartment to the Allottee on or before 31st day of December 2026 ("**Possession Date**") If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date (save and except for the reasons as stated hereinbelow), then the Allottee shall be entitled to either of the following:

a. To call upon the Promoter by giving a written notice at the address provided by the Promoter ("**Interest Notice**"), to pay interest at the same rate as may mentioned in the clause 19, on the amounts paid by the Allottee towards the Sale Consideration till date. The interest shall be paid by the Promoter to the Allottee till the date of confirmation by the Promoter that the Apartment is ready to be handed over;

OR

b. The Allottee shall be entitled to terminate this Agreement by giving written notice of 30 days to the Promoter at the address provided by the Promoter ("**Allottee Termination Notice**"). In the event of failure on the part of the Promoter to confirm that the Apartment is ready to be handed over within 30 days from receipt of the Allottee Termination Notice (save and except for the reasons as stated hereinabove), this Agreement shall stand terminated and cancelled. Then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 19 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Upon the termination of this Agreement as stipulated under this sub-clause, the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the said Apartment and/or the Attached Area and/or the car park and/or the Real Estate Project and/or the Real Estate Project, and the Promoter shall be entitled to deal with and/or dispose-off the said Apartment, the Real Estate Project in the manner that it deems fit and proper.

Signature

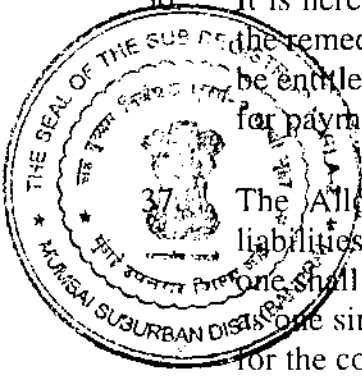
Signature
Signature

करल - २		
२६७४६	२०	१५
२०२४		

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

- (i) war, civil commotion, or act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court;

36. It is hereby agreed and understand that in the event of the Allottee opting for the remedy under Clause 35(a) hereinabove, the Allottee shall not subsequently be entitled to the remedy under Clause 35(b) till the expiry of the period/ tenure for payment of interest as per the aforesaid Clause 35(a).



The Allottee(s) declares and affirms that in case of joint purchase, their liabilities and obligations would be joint and several. The failure to pay by any one shall be deemed as failure to pay by both and all Allottee(s) shall be treated as one single person for the purpose of this Agreement and both shall be liable for the consequence jointly as well as severally.

38. **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from MHADA and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment ("**Possession Notice**"), to the Allottee in terms of this Agreement to be taken within 15 days from the date of issue of Possession Notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.
39. The Allottee shall take possession of the Apartment within 15 days of the Possession Notice from the promotor to the Allottee intimating that the said Apartment is ready for use and occupancy:
40. **Failure of Allottee to take Possession of Apartment:** Upon receiving the Possession Notice as per clause 38, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings, deeds and such other documentation as prescribed by the Promoter, and the Promoter shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 38 such Allottee shall continue to be liable to pay maintenance charges as applicable.
41. If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the

Handwritten signature

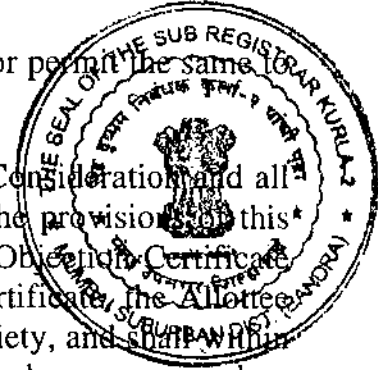
Handwritten signature

Handwritten signature

करल - २		
२६७४६	२९	१०७
२०२४		

manner as provided under the Act. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the Allottee and/or any other Allottees in the Real Estate Project and/or is caused by any works undertaken by the Allottee and/or any other Allottees in their respective premises in the Real Estate Project.

42. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence.
43. After the Allottee has made payment of the entire Sale Consideration and all other amounts due and payable to the Promoter as per the provisions of this Agreement, the Allottee shall apply in writing for a No Objection Certificate from the Promoter. Upon receiving the No Objection Certificate, the Allottee shall become entitled to apply for membership of the Society, and shall within 30 days therefrom submit an application with the Society to become a member. For this purpose, the Allottee shall from time to time sign and execute the application for membership and the other papers, forms, writings and documents necessary for becoming a member, including the bye- laws of the Society.
44. In the membership application being submitted to the Society, the Allottee shall specify the details of the financing documents entered into with the bank/financial institution in order to avail loan facilities by the Allottee. In support of such details, the Allottee shall attach a copy of the said financing documents with the application.
45. The name of the Society is Tagore Nagar Milind Co-Operative Housing Society Ltd. The Society shall admit all purchasers of flats and premises in the Real Estate Project as members, in accordance with its bye-laws. The Promoter shall be entitled, but not obliged to join as a member of the Society in respect of unsold premises in the Real Estate Project, if any. Subsequent to execution of the Society Conveyance, the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises towards which the Promoter has the rights as per the Development Agreement, Supplemental Agreement and Power of Attorney specified in the Recitals. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium, or any amount towards compensation whatsoever to the Society for the sale/allotment or transfer of the unsold premises in the Real Estate Project, save and except the municipal taxes at actuals (levied on the unsold premises).
46. The Promoter shall, within 12 months from (a) the sale of all the Apartments in the Real Estate Project and receipt of the full consideration and (b) the date of issuance of the Full Occupation Certificate with respect to the same, shall vide a registered indenture of conveyance shall cause to be transferred to the society all the right, title and the interest of the Promoter in the said Real Estate Project ("**Society Conveyance**").



[Handwritten signature]

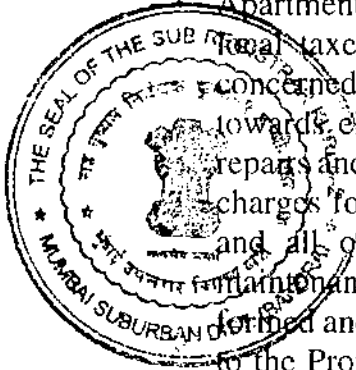
[Handwritten signature]

[Handwritten signature]

करल - २		
२६७७६	२२	१०५
२०२४		

47. Subsequent to the execution of the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

48. Within 15 days after the Possession Notice, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoing taxes, betterment charges or such other levies by MHADA or other concerned local authority and/or Government, all charges on actual basis towards electricity, water and sewerage charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers, maintenance charges for the upkeep and maintenance of the Real Estate Project Amenities and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project until the Society or Limited Company is formed and the said Real Estate Project is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoing as may be determined.



The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter an interest free advance payment to the Promoter towards society maintenance charges for a period of 24 months at the time of taking possession of the Apartment @Rs.7.5/sq.ft. of the RERA carpet area of the Apartment, or at such other rate as may be decided by the Promoter. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the Real Estate Project is executed in favour of the society as aforesaid. On such conveyance being executed for the Real Estate Project the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be. It is hereby understood and agreed that the Allottee shall be responsible for making payment towards the aforesaid maintenance charges immediately upon receipt of the Possession Notice, irrespective of whether the Allottee takes or fails to take over possession of the Apartment within the time period stipulated under this clause. Subsequent to the Society Conveyance, the Allottee shall be responsible to continue making payments towards the aforesaid amounts to the Society.

49. The Allottee shall on or before delivery of possession of the Apartment keep deposited with the Promoter, the following amounts :-

- (i) Rs. 600/- for share money, application entrance fee of the Society.
- (ii) Such amounts as per clause 48 towards deposit towards maintenance of the Society.
- (iii) Such amounts towards corpus fund of society as decided by society and intimated to the Allottee prior to delivery of possession and not exceeding Rs. 50,000/-.
- (iv) Rs 10,000/- For Deposit towards Water, Electric, and other utility and services connection charges etc.

50. The Allottee shall pay to the Promoter all sums as may be applicable for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with this

[Handwritten signature]

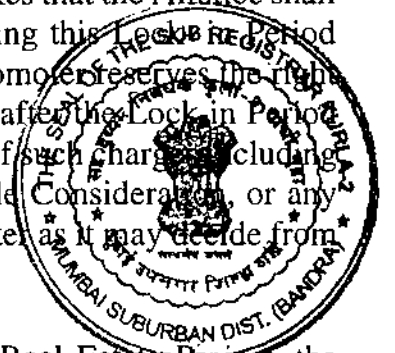
[Handwritten signature]

[Handwritten signature]

करल - २		
२६७४६	२३	१०]
२०२४		

Agreement and the transaction contemplated hereby, immediately upon receipt of intimation in this regard by the Promoter.

51. It is hereby understood and agreed that the Allottee will not be entitled to transfer the Apartment to any other person(s) at any point from the date of execution of this Agreement and for a period of 36 months ("**Lock-in Period**") from the date of allotment and payment of 90 % of the Sale Consideration ("**Lock-in Amount**"). The Allottee agrees and undertakes that the Allottee shall not transfer the Apartment to any other person(s) during this **Lock-in Period** and upon the payment of the Lock-in Amount. The Promoter reserves the right to allow such transfer at its sole discretion during and after the **Lock-in Period** and payment of the Lock-in Amount, and on payment of such charge including transfer fee by the Allottee constituting 5% of the Sale Consideration, or any other amount as per the prevailing policy of the Promoter as it may decide from time to time.
52. At the time of registration of the conveyance of the Real Estate Project, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society on such conveyance or any document or instrument of transfer in respect of the Real Estate Project. At the time of registration of conveyance of the Project Land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society on such conveyance or any document or instrument of transfer in respect of the structure of the Project Land to be executed in favour of the Society. Pursuant to the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project including any common areas, facilities and amenities, and the Promoter shall not be responsible for the same.
53. The Non-Resident Allottee agrees that all remittance for acquisition/transfer of the said Apartment and any refund, etc. shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or any statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law. It shall be the sole responsibility of the Allottee who is a nonresident / foreign national of Indian origin / foreign national / foreign company ("**Non-Resident Allottee**") to abide by the same. The Promoter shall not be liable in any manner for non-compliance by such Non-Resident Allottee of any laws applicable to Non-Resident Indians, or PIO's, or foreign nationals who are resident in India, or foreign companies, as the case may be.
54. If the Allottee enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in the clause 11 and the other relevant clauses of this Agreement (which will not absolve the Allottee of its responsibilities under this Agreement).
55. The Allottee shall be entitled to avail loan from a bank/financial institution and to mortgage the Apartment by way of security for repayment of the said loan to



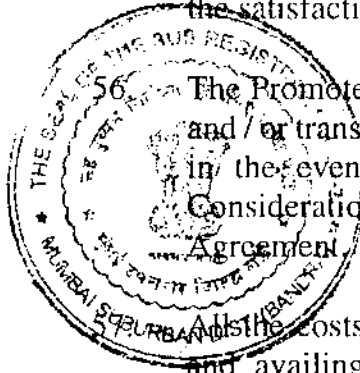
[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

करल - २		
२४७७६	२४	१०५
२०२४		

such bank/financial institution, with the prior written consent of the Promoter. The Allottee shall also be required to obtain the prior written consent of the Promoter in case of transfer of the said loan at any stage. In the event that the Allottee is required to take out any insurance or comply with any other obligation as per the agreement being entered into by the Allottee with such bank/financial institution, the Allottee shall furnish documentary evidence, to the satisfaction of the Promoter, of having fulfilled such compliances.



56. The Promoter shall be entitled to refuse permission to the Allottee for availing and/or transferring any such loan and for creation of any such mortgage/charge. In the event the Allottee has defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottee under this Agreement.

All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the Apartment, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the Apartment, shall be solely and exclusively borne and incurred by the Allottee. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.

58. The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Consideration and other amounts payable by the Allottee under this Agreement.
59. Notwithstanding anything to the contrary contained herein, in the event of termination of this Agreement for any of the reasons contemplated under the Agreement, the right of the Promoter to offer the Apartment for sale to another Allottee shall be completely unfettered, and the Promoter shall not be required to obtain any prior NOC or any other consent whatsoever from any bank / financial institution from which the Allottee may have obtained a loan prior to any such sale by the Promoter. At most, the Promoter shall merely be required to inform the said bank / financial institution of such termination of the Agreement. The Allottee shall be solely responsible for ensuring that the said bank / financial institution is fully apprised of these rights of the Promoter.

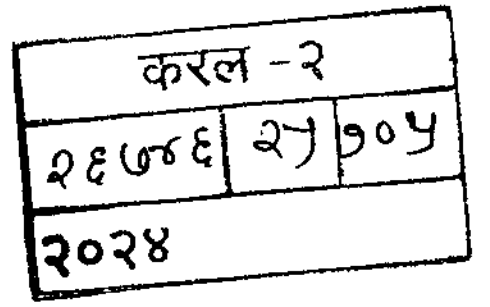
REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

60. The Promoter hereby represents and warrants to the Allottee as follows, subject to what is stated in this Agreement and all its Annexures, subject to what is stated in the Title Certificate, and subject to the RERA Certificate:
- The Promoter has clear and marketable title with respect to the Project Land, as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the Project Land and also has actual, physical and legal possession of the Project Land for the implementation of the Project;
 - The Promoter has lawful rights and requisite approvals from the competent

[Handwritten signature]

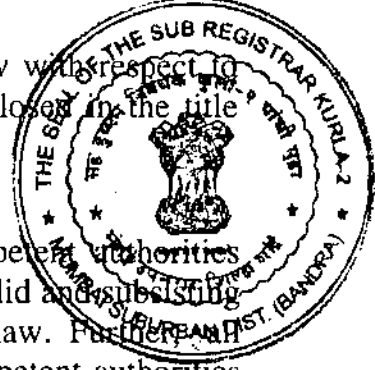
[Handwritten signature]

[Handwritten signature]



Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project;

- iii. There are no encumbrances upon the Project Land or the Real Estate Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the Project Land or Real Estate Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project, Project Land are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, Project Land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Real Estate Project, Project Land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Project Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the Society Conveyance the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Real Estate Project to the Society;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Real Estate Project to the competent Authorities till the Society Conveyance and thereupon shall be proportionately borne by the Society;



[Handwritten signature]

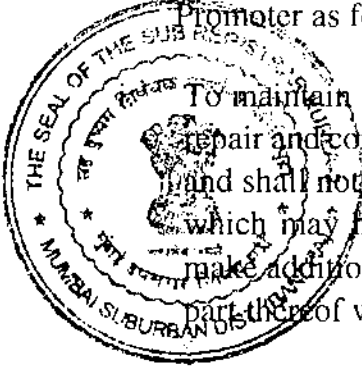
[Handwritten signature]

[Handwritten signature]

करल - २	
२६७७६	२६ १०५
२०२४	

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the Project Land and/or the Project except those disclosed in the title report.

61. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-



To maintain the Apartment at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the Real Estate Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the Real Estate Project and the Apartment itself or any part thereof without the consent of the local authorities and the Promoter.

- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Real Estate Project or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the Real Estate Project, including entrances of the Real Estate Project and in case any damage is caused to the Real Estate Project or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost with the concurrence / consent of the Promoter all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Real Estate Project or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the Real Estate Project and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society.

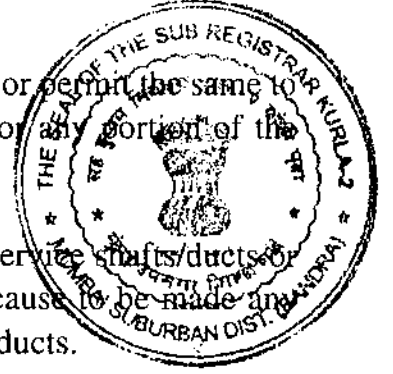
[Signature]

[Signature]

[Signature]

करल - २		
२६७४६	२७	१०५
२०२४		

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land and the Real Estate Project or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the Project Land and the Real Estate Project.
- vii. Not to take into use, occupy or access the areas under service shafts/ducts or any part thereof at any time nor at any time make or cause to be made any alteration of whatever nature in or to the service shafts/ducts.
- viii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Real Estate Project.
- ix. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.
- x. The Allottee shall not change the user of the said Apartment without the prior written permission of the Promoter and Society.
- xi. The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the Apartment or dispose of or alienate otherwise howsoever, the said Apartment and/or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee to the Promoter under this Agreement are fully and finally paid together with applicable interest thereon if any. In the event the Allottee is desirous of transferring the said Apartment and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoter and in the manner as set out hereinabove in this Agreement.
- xii. The Allottee shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Real Estate Project and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws



[Handwritten signature]

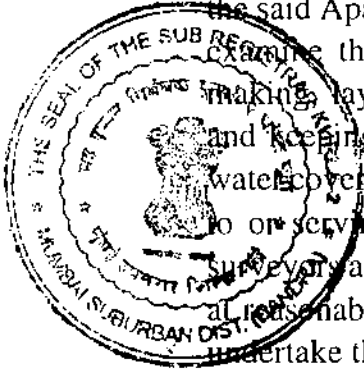
[Handwritten signature]

[Handwritten signature]

करल - २		
२६७८६	२८	१०५
२०२४		

for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xiii. The Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Apartment and the Real Estate Project or any part thereof to view and examine the state and condition thereof. Furthermore, for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, watercovers, gutters, wires, walls, structures or other conveniences belonging to or serving or used for the Real Estate Project, the Promoter and their surveyors and agents, with or without workmen and others, shall be permitted at all reasonable times to enter into the said Apartment or any part thereof and undertake the necessary works.



xiv. The Allottee shall not affix any fixtures or grills or dish antennas on the Real Estate Project or any part thereof for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Apartment. For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee from the Promoter and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If the Allottee has affixed fixtures or grills or dish antennas on the exterior of the said Apartment for drying clothes or for any other purpose, or if the Allottee has affixed a grill having a design other than the standard approved design, the Allottee shall be liable to pay a sum of Rs.51,000/- (per grill per month / fixture) to the Promoter / the Society, as the case may be, from the time of fixing the same till the time of removal of the same.

xv. The Allottee shall not install a window air-conditioner within or outside the said Apartment, except at the designated location to be indicated by the Promoter. If the Allottee affixes a window air conditioner or the outdoor condensing unit outside the said Apartment, the Allottee shall be liable to pay a sum of Rs.51,000/- per AC per month to the Promoter / the Society, as the case may be, from the time of fixing the same till the time of removal of the same.

xvi. The Allottee shall not create any hardship, nuisance or annoyance to any other Allottees in the Real Estate Project.

xvii. The Allottee shall not to do either by itself or through any other person, anything which may or is likely to endanger or damage the Real Estate Project or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and/or the installations for providing facilities in the Real Estate Project

[Handwritten signature]

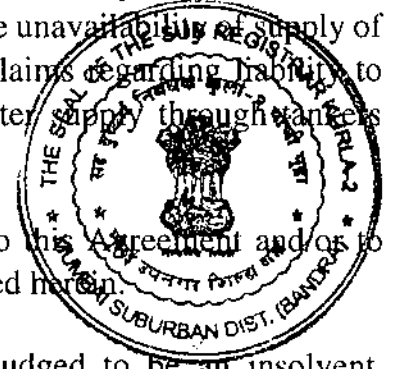
[Handwritten signature]

[Handwritten signature]

करल - २		
२६७४६	२२	१०५
२०२४		

including any electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate etc. or any common areas, facilities and amenities. If the Allottee or members of the Allottee family or any servant or guest of the Allottee commits default of this sub-clause then the Allottee shall immediately take remedial action and shall also become liable to pay a sum of Rs.10000/- to the Promoter / the Society, as the case may be, on each such occasion.

- xviii. The water connection shall be subject to availability and the rules, regulations and bye laws of the competent authority, and the Promoter shall not be held responsible for the same. The Allottee shall not raise any objection and or claims against the Promoter in connection with the unavailability of supply of water and shall not raise any objection and/or claims regarding liability to bear and pay for alternate arrangements for water supply through tanks made for its convenience.
- xix. The Allottee is not prohibited from entering into this Agreement and/or to undertake the obligations, covenants etc. contained hereon.
- xx. The Allottee has not been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up or dissolved, as the case may be.
- xxi. The Allottee is not sentenced to imprisonment for any offence.
- xxii. The Allottee shall not be entitled to enter into the Project Land or any part of the Real Estate Project prior to the handing over of possession of the Apartment without obtaining the prior written permission from the Promoter in this regard.
- xxiii. The Allottee shall be liable to pay compensation by way of liquidated damages for any damage caused or expense having to be borne by the Promoter in respect of the Real Estate Project as a result of any act of the Allottee.
- xxiv. The Allottee shall not be entitled to enter any part of the Real Estate Project or the Project Land prior to the conveyance of the Apartment without obtaining the prior written approval of the Promoter.
- xxv. In the event of any default or breach by the Allottee of any of its obligations under this Agreement, resulting in any costs, expenses, losses, damages, suits, actions, claims or proceedings having to be suffered or initiated by the Promoter, the Allottee shall be solely liable to compensate the Promoter for all such costs, expenses, losses or damages that may be suffered by the Promoter in this regard, as well as all legal costs, charges and expenses, including professional costs of the attorney-at-law / advocates of the Promoter, in respect of such suits, actions, claims or proceedings.



[Handwritten signature]

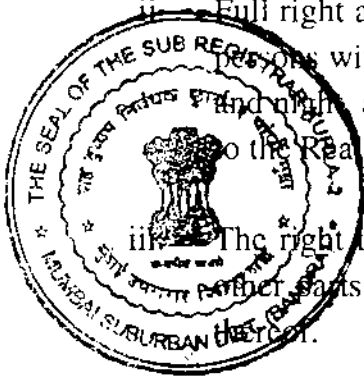
[Handwritten signature]

[Handwritten signature]

करल - २		
२६७४६	३०	१०५
२०२४	६२.	

The Allottee acknowledges the following rights of other Allottees of units/premises in the Real Estate Project:

- i. Full right and liberty for all persons who own premises in the Real Estate Project (together with all persons authorized or permitted by such persons) at all times by day or by night and for all purposes to go, pass and repass the staircases and the passage inside and outside the Real Estate Project.
- ii. Full right and liberty to the persons referred to supra in common with all other persons with or without motor cars or other permitted vehicles at all times, day and night, and for all purposes to go, pass and repass over the land appurtenant to the Real Estate Project constructed in the Project Land.
- iii. The right to subjacent and lateral support and shelter and protection from the adjacent parts of the aforesaid Real Estate Project and from the side and the roof.
- iv. Right of passage for the persons referred to supra in common with all other persons and their agents, licensees or workmen to the other parts of the Real Estate Project at all reasonable times, on notice, to where water tanks are situated for the purpose of cleaning, repairing or maintaining the same.
- v. Right of passage for such persons, their agents or workmen to the other parts of the Real Estate Project at all reasonable times, on notice to enter, for the purpose of repairing, cleaning, maintaining or renewing any such sewers, drains and water courses, cables, pipes and wires causing as little disturbance as possible and making good any damages caused.
- vi. The right for the persons referred to supra in common with all other persons, and their agents, licensees or workmen and others, at all reasonable times on notice to enter into and upon other parts of the Real Estate Project, for the purpose of repairing, maintaining, renewing, altering or rebuilding, giving subjacent or lateral support, shelter or protection to the construction thereof.
- vii. Right to lay cables or wires through common walls or passages for telephones, video or computer installations respecting the equal rights of the other Allottees.
- viii. The right to do all or any other acts aforesaid without notice in case of emergency.
- ix. The special privileges or amenities such as a covered car parking facility or uncovered car parking facility etc., if any allotted, shall be enjoyed by all such Allottees exclusively without interference by anyone, as an inseparable and integral part of the premises at all times even in the case of subsequent re-constructions.



[Handwritten signature]

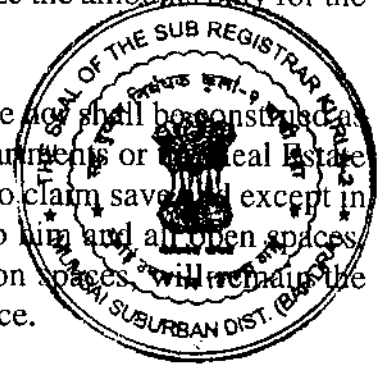
[Handwritten signature]

[Handwritten signature]

करल - २		
२६७८६	३९	१०५
२०२४		

63. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or towards the out goings, legal charges, maintenance and shall utilize the amounts only for the purposes for which they have been received.

64. Nothing contained in this Agreement is intended to be construed as a grant, demise or assignment in law, of the said Apartments or Real Estate Project or any part thereof. The Allottee shall have no claim save except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces will remain the property of the Promoter until the Society Conveyance.



65. PROMOTER SHALL BE ENTITLED TO MORTGAGE OR CREATE A CHARGE

The Promoter shall be entitled to securities the Sale Consideration and other amounts payable by the Allottee under this Agreement (or any part thereof), in the manner permissible under the RERA Act, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated. Furthermore, the Allottee hereby acknowledges and agrees that the Promoter shall have the right to raise finance/loan from any financial institution/bank by way of mortgage/charge of the undivided share of land in the said Apartment at any time during the course of construction, subject to the same being free from any encumbrance at the time of execution of the sale deed in respect of the said Apartment.

66. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

करज - २		
२६७४६	३२	१०५
२०२४		

Allottee without any interest or compensation whatsoever.

67. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking from, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment, as the case may be.



RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Real Estate Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

70. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

71. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Real Estate Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project.

72. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the

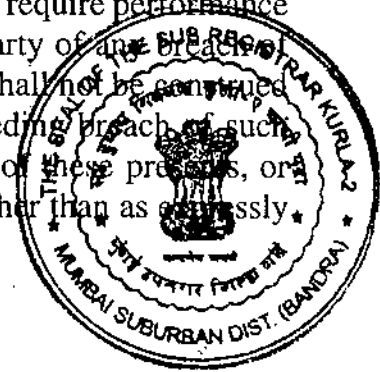
[Signature]

[Signature]
Rmita

करल - २		
२६७४ ६	३३	१०५
२०२४		

other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

73. No forbearance, indulgence or relaxation or inaction by either Party at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice the rights of such Party to require performance of that provision. Any waiver or acquiescence by such Party of any of the provisions of these presents by the other Party shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions, or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.



74. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Vikhroli.

75. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
76. That all notices and communications required or permitted under this Agreement shall be in writing and any communication or delivery shall be deemed to have been duly served if actually delivered, or after 3 days of mailing, if mailed by registered post addressed, to the addresses set forth hereinabove, or to any other address as informed by either Party in writing atleast 7 days in advance, or if sent by email communication to the addresses specified in writing by either Party at their respective addresses specified below:

Particulars	Allottee No. 1	Allottee No. 1
Name	Mr. Shinde Krishnat Ananda	Mrs. Anita Krishnat Shinde
Address	Ekta Chawl, Shivaji Nagar No.1, Marol Pipeline, Bori Colony, Church Road, Marol Andheri East Mumbai-400059	Ekta Chawl, Shivaji Nagar No.1, Marol Pipeline, Bori Colony, Church Road, Marol Andheri East Mumbai-400059
Notified Email Id	<u>krishnatshinde2512@gmail.com</u>	<u>anitashinde4831@gmail.com</u>

[Signature]

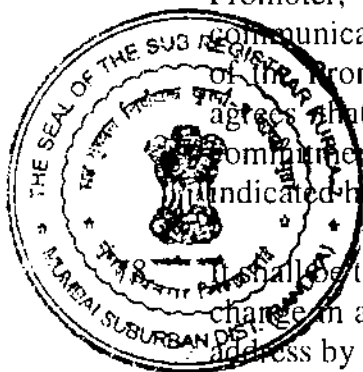
[Signature]

[Signature]

करल -२		
२६०४६	३४	१०७
२०२४		

	Particulars	Promoter
Name		Puneet Edifice Private Limited
Address		401/402, Tulsec Chamber Premises CHSL, Opp. Teen Petrol Pump, L.B.S. Road, Thane (West) - 400 602
Notified Email Id		legalcare@thepuneet.com

77. The Allottee acknowledges that no verbal communication or commitment whatsoever made by or on behalf of the Promoter shall be binding upon the Promoter, and the Allottee shall be obliged to ensure that all such communications are received in writing only from the authorized representative of the Promoter, that is, Mr. Prateek S. Patil. The Allottee understands and agrees that the Promoter shall not be bound by any communication or commitment that is not made in writing by its authorized representative indicated hereinabove.



It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

79. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

80. Stamp Duty and Registration :- The charges towards stamp duty shall be borne by the Promoter/Allottee and registration charges of this Agreement and all out of pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment shall be borne by the Allottee alone.
81. Dispute Resolution :- Any dispute or difference between parties in relation to this Agreement and/or terms hereof shall be settled amicably. In case of failure to settle the dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

82. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts alone will have the jurisdiction over all issues arising out of or in connection with this Agreement

[Handwritten signatures]

करल - २		
२६७६६	३५	१०५
२०२४		

83. The Parties hereto agree that, in this Agreement, unless the context otherwise requires, or where specified otherwise:

- a. Reference to any law, statute or statutory provision shall be construed as including a reference to that law, statute or statutory provision as from time to time enacted, amended, modified, extended or re-enacted.
- b. Reference to any gender shall be equally applicable to all genders, as the context may require.
- c. References in this Agreement to Schedules and Annexures to Schedules and Annexures in or to this Agreement, as the same may, from time to time, be amended, varied, supplemented or novated, unless otherwise specified. The words "hereof", "herein" and "hereunder" and words of similar import when used in this Agreement shall refer to this Agreement as a whole and not to any particular provision of this Agreement, unless otherwise indicated. The words "including" and "among other things" shall be deemed to be followed by "including" or "but not limited to" whether or not they are followed by such phrases or words of like import. Time shall be the essence of this Agreement wherever there is any reference to any period of time, or any period of time is implied in the context, whether or not such references/implications are followed by such phrases or words of like import.
- d. References to writing include printing, typing, lithography and other means of reproducing words in visible form.
- e. The Recitals of this Agreement form a part and parcel of this Agreement and shall be read as statement of the Parties, leading up to the execution of this Agreement and shall be interpreted accordingly.
- f. Headings in this Agreement have been used only for the purposes of convenience and shall not affect or be used for the interpretation of this Agreement.
- g. All measurements referring to area are in square meters (sq.mtrs.), hectares /ares, and all units referring to measurement are in the metric system, unless otherwise specified.
- h. All the payments towards the Flat consideration and GST shall be made in the below-mentioned provided Bank accounts only, by Cheque/ RTGS/ NEFT/ IMPS/DD-

a. The Bank account details for payment of Flat consideration is as follows :

- i. **Beneficiary Name** : PUNEET EDIFICE PRIVATE LIMITED PUNEET BRAHMAND MASTER ESCROW A/C
- ii. **Account No** : 57500001461136
- iii. **IFSC Code** : HDFC0002504
- iv. **Bank Name** : HDFC Bank
- v. **Branch Name** : Saket Branch

b. The Bank account details for payment of GST is as follows:

- i. **Beneficiary Name** : Puneet Edifice Pvt Ltd Puneet Brahmand Stats Account

[Signature]

[Signature]

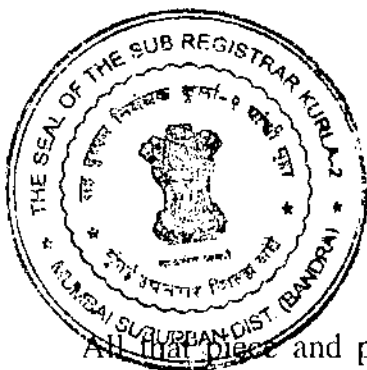
[Signature]

करल - २		
२८०४६	३६	१०५
२०२४		

- ii. Account No : 100005005737
iii. IFSC Code : ICIC0001000
iv. Bank Name : ICICI BANK
v. Branch Name : Teen Hath Naka, Thane

- i. The payments made other than these accounts may result in loss of the Purchaser/ incoming member.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at THANE in the presence of attesting witness, signing as such on the day first above written.



SCHEDULE OF THE PROPERTY

FIRST SCHEDULE

(Referred above as "THE PROJECT LAND")

All that piece and parcel of land or ground of plot situated and lying underneath and appurtenant to Building no. 12 at Survey No. 113(pt), CTS.No.352 (pt), at Tagore Nagar, Village-Hariyali, Tal-Kurla, Mumbai Suburban District in the Registration Sub-District Kurla, District Mumbai Vikhroli (East), Mumbai-400083 registered society as a Tagore Nagar Milind Co-operative Housing Society Ltd area admeasuring 587.08 sq.mts. as per Lease Deed as well as tit bit areas and other areas of 246.39 sq.mts. totaling to 833.47 sq.mts. (including tit bit areas and other areas), as per conveyance deed and bounded as follows:

That is to say :-

- On or towards the North by : Building no.14
On or towards the South by : Building no.10
On or towards the West by : 12.20 M wide road
On or towards the East by : Building no.13

SECOND SCHEDULE

Here set out the nature, extent and description of common areas and facilities.

IN WITNESS WHEREOF the Parties hereto have signed this Agreement on this the 30th day of December, 2024.



SIGNED AND DELIVERED BY THE WITHIN NAMED

[Signature]


[Signature]

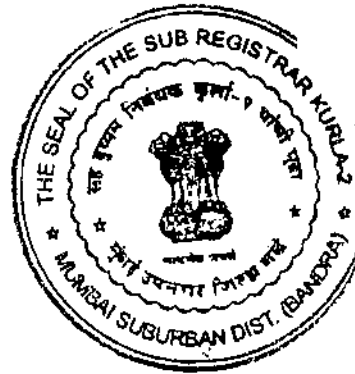
[Signature]


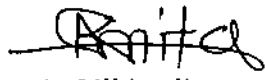
करल - २
 २४७४६ ३७ १०५
 २०२४

ALLOTTEE/S	
1. Mr. Shinde Krishnat Ananda  At Vikhroli on	


in the presence of WITNESSES:

- 
- पांडुरंग चौडी राम पाटील





ALLOTTEE/S	
1. Mrs. Anita Krishnat Shinde  At Vikhroli on	

in the presence of WITNESSES:


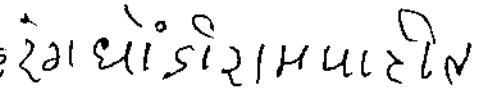
- 
- पांडुरंग चौडी राम पाटील

SIGNED AND DELIVERED BY THE WITHIN NAMED

PROMOTER	
FOR PUNEET EDIFICE PRIVATE LIMITED  MS NIKITA LAKADE (AUTHORISED SIGNATORY) FOR PUNEET EDIFICE PRIVATE LIMITED. (BY A WAY OF AUTHORITY LETTER DATED 01.11.2024 & BOARD RESOLUTION DATED 04.12.2022)	
PROMOTER	

करल - २		
२६७४६	३८	१०५
२०२४		

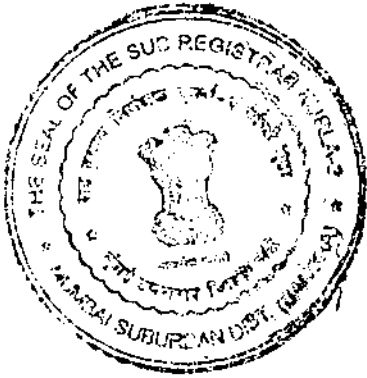
in the presence of WITNESSES:

1. 
2. 

SCHEDULE 'A'

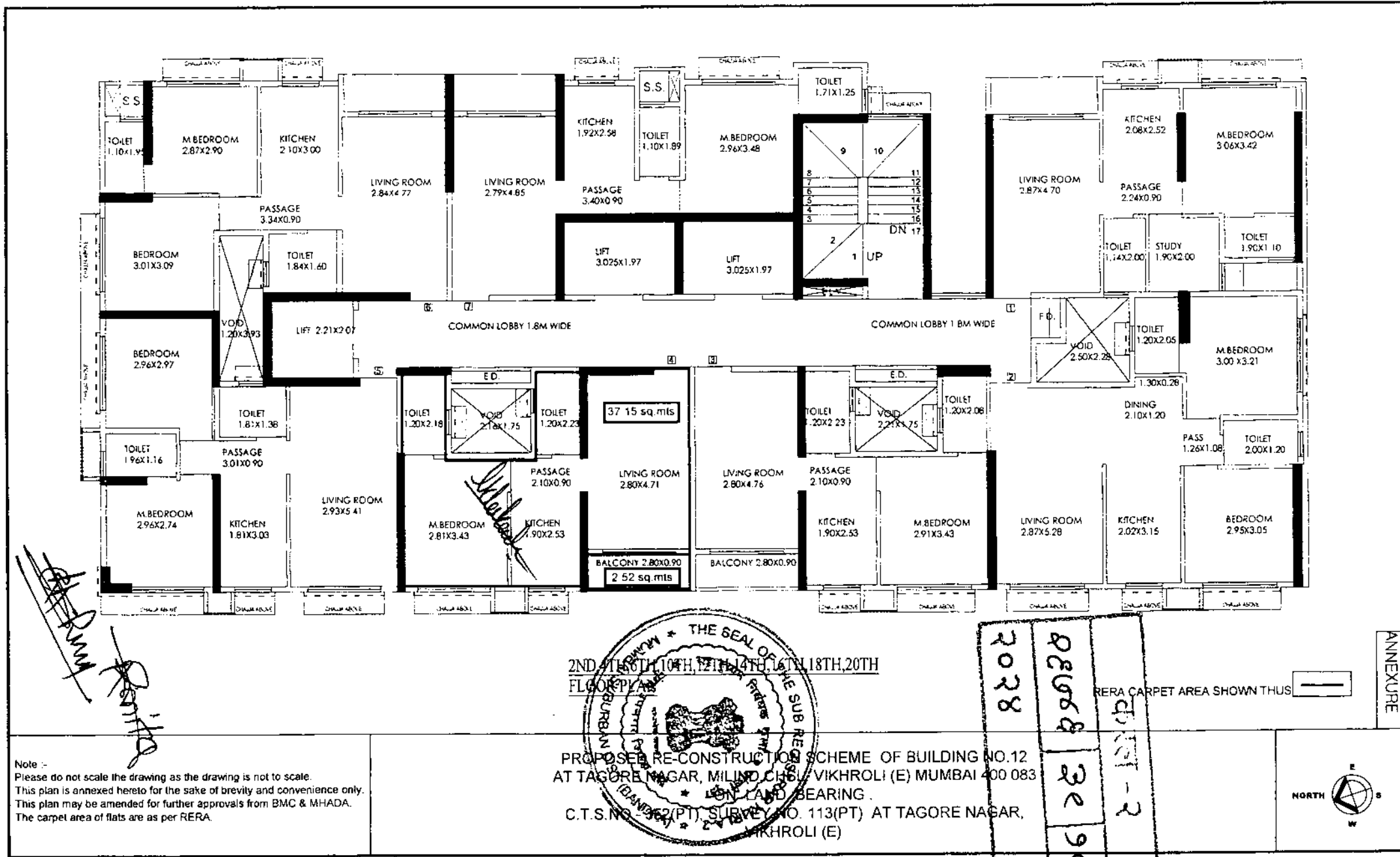
(Referred above as "APARTMENT")

The Residential Flat bearing number **1204** having **37.15** sq. mtrs. RERA carpet area along with the exclusive balcony admeasuring **2.52** sq. mtrs appurtenant to the said Apartment on **12th** floor of Project "**PUNEET BRAHMAND**" registered under MAHARERA bearing registration No. **P51800046881** to be constructed on the said Project Land and more particularly described in the Schedule of the Property written hereinabove and bounded as follows:



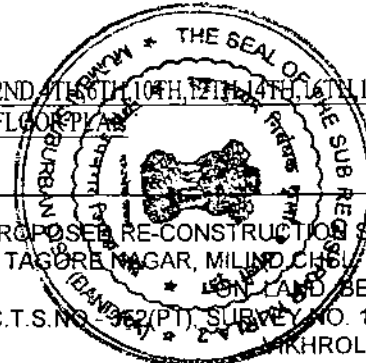
SCHEDULE 'B'

FLOOR PLAN



S. Mahabadi

2ND, 4TH, 6TH, 10TH, 12TH, 14TH, 16TH, 18TH, 20TH
FLOOR PLAN



PROPOSED RE-CONSTRUCTION SCHEME OF BUILDING NO.12
AT TAGORE NAGAR, MILIND CHS, VIKHROLI (E) MUMBAI 400 083
ON LAND BEARING
C.T.S. NO. 52 (PT), SURVEY NO. 113 (PT) AT TAGORE NAGAR,
VIKHROLI (E)

2028
28068
22909
2011-2

RERA CARPET AREA SHOWN THUS



Note :-
Please do not scale the drawing as the drawing is not to scale.
This plan is annexed hereto for the sake of brevity and convenience only.
This plan may be amended for further approvals from BMC & MHADA.
The carpet area of flats are as per RERA.

ANNEXURE 13
FORM 1-04





Adv. Sujata N. Bhogare

Flat No 101, Abhishek CHSL, BRK No. 1362, Maratha Section 32, Ulhasnagar -- 421004.
Mob: 9819302759. Email – sujatathaneekar85@gmail.com.

To,
MAHARERA
MUMBAI

Date: 31.05.2022		
करले - २		
२६७८६	४०	९०५
२०२४		

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to all that piece or parcel of land or ground with the building no.12 of Tagore Nagar Milind Co-operative Housing Society Ltd., standing thereon, situate laying and being at Tagore Nagar, Vikhroli (East) Mumbai -- 400083 (hereinafter referred to as 'The said building') in the Registration District and Sub-District of Mumbai Suburban District, Taluka - Kurla on the piece and parcel of land admeasuring 587.08 sq.mtrs. as well as tit bit and other areas of 246.39 sq.mtrs. totaling to 833.47(including tit bit areas and other areas) sq.mtrs. bearing S.No.113(pt) and CTS No.352 (pt) of village . Hariyali, Tal. Kurla and within the limits of the Mumbai Municipal Corporation and assessed by 'S' ward of Mumbai municipal Corporation and bounded as follows:

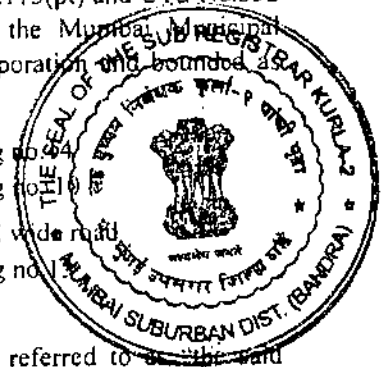
On or towards the North by	: Building no 12
On or toward the South by	: Building no 12
On or towards the West by	: 12.20 M wide road
On or towards the East by	: Building no 12

hereinafter referred to as "The said plot of land".

The said plot of Land and building thereon shall be hereinafter referred to as "the said property"

I have investigated the title of the said plot on request of Developer M/s. Puncet Edifice Pvt. Ltd. and following documents i.e.: -

1. Indenture of Lease dated 22.11.2021 registered in the office of Sub registrar of Mumbai under Sr. No. KRL3-17931-2021.
2. Deed of Sale dated 22.11.2021 registered in the office of Sub registrar of Mumbai under Sr. No. KRL3-17930-2021.
3. Development Agreement executed on dated 08.03.2022 registered at the office of the Sub-registrar Kurla -2 under Sr. No. KRL2-3915-2022 and Power of Attorney dated 08.03.2022 registered in the office of the sub-registrar Kurla-2 under Sr. No. KRL2-3916-2022.
4. Property Card issued by City Survey Office, Ghatkopar dated 10.31.2018.
5. Letter of demarcation dated 16.12.2021 issued by Executive Engineer, Kurla Division / Mumbai Board, MHADA
6. Search report dated 11.04.2022 for the period of year 1993 to 2022 provided by Mr. Sandeep Chabukswar.



करल - २	
२६७६६	७७५
२०२४	

a) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Developer M/s. Puneet Edifice Pvt. Ltd. is clear, marketable and without any encumbrances.

Owner of the land:

1. Ownership rights of the plot of land bearing S.No.113(pt) and CTS No.352 (pt) of village , Hariyali, Tal. Kurla, Vikhroli(East), Mumbai - 400083 are with the Maharashtra Housing and Area Development Authority (MHADA).

2. Leasehold rights of the plot of land for 30 years w.e.f.01.04.1980 are with Tagore Nagar Milind Co-operative Housing Society Ltd., building no.12, on the plot of land.

Building no.12 on the plot of land bearing S.No.113(pt) and CTS No.352 (pt) village , Hariyali, Tal. Kurla, Vikhroli(East), Mumbai - 400083 is conveyance in favour of Tagore Nagar Milind Co-operative Housing Society Ltd. by MHADA and accordingly ownership of building is with Tagore Nagar Milind Co-operative Housing Society Ltd.

Development rights of plot of land and of the old building no 12 altogether of the said property are with M/s. Puneet Edifice Pvt. Ltd. having registered office at 401/402, Tulsee Chambers, Near Teen Petrol Pump, LBS marg, Thane(W), Thane - 400 602.

b) The report reflecting the flow of the title of the Developer M/s. Puneet Edifice Pvt. Ltd. on the said plot of land is enclosed herewith as annexure.

Encl. Annexure.

Date:31.05.2022

Advocate High Court Bombay

Adv. Sujata Bhogare
Reg.No. MAH/2538/2009
101, First Floor, Abhishek Apt.,
Brk.No.1362, Maratha Section-32,
Ulhasnagar-421004.



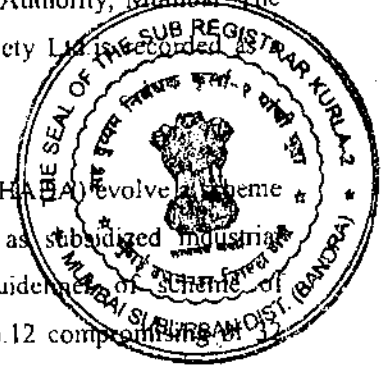
Adv. Sujata N. Bhogare

Flat No 101, Abhishek CHSL, BRK No. 1362, Maratha Section 32, Ulhasnagar – 421004.
Mob: 9819302759. Email – sujatathaneekar85@gmail.com.

करल - २		
२६७४६	४२	१०५
२०२४		

FLOW OF THE TITLE OF THE SAID PLOT OF LAND

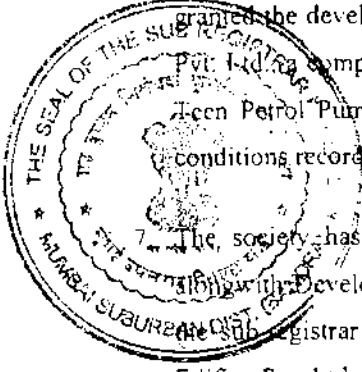
1. Property card as on date of application for registration the said property is standing in the name of Maharashtra Housing and Area Development Authority, Mumbai. The name of Tagore Nagar Milind Co-operative Housing Society Ltd. is recorded as Leaseholder for 30 years on property card.
2. Maharashtra Housing and Area Development Authority (MHADA) evolved a scheme of construction, allotment and sale of tenement known as 'Subsidized Industrial Housing Scheme of Maharashtra Housing Board on guidelines of Scheme of Government of India, and had built a building bearing no.12 comprising tenements of ground plus upper floors on the piece and parcel of the said plot of land bearing S.No.113(pt) and CTS No.352 (pt) of village . Hariyali, Tal. Kurla, Vikhroli(East), Mumbai – 400083.
3. The allottees of the various tenements in the said building bearing no.12 have formed themselves into a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 under the name is "Tagore Nagar Milind Co-operative Housing Society Ltd." having registration no.BOM/HSG/7762/1982.
4. By virtue of Indenture of Lease dated 22.11.2021 made between MHADA and the society and registered in the office of the Jt. Sub-registrar of Mumbai under Sr. No. KRL3-17931-2021 the MHADA has granted lease hold rights of the said plot of land in favour of the society for a period of 30 years w.e.f. 01.04.1980 on the terms and conditions more particularly recorded therein.
5. By virtue of a Deed of Sale dated 22.11.2022 made between MHADA and the society and registered in the office of the Jt. Sub-registrar of Mumbai under Sr. No. KRL3-17930-2021 MHADA transferred and conveyed unto the said society the original



करल - २		
२६०४६	४३	१०५
२०२४		

building, for the consideration and upon the terms and conditions mentioned in the said deed.

6. By the virtue of Development Agreement executed on 08.03.2022 and registered at the office of the sub-registrar Kurla-2 under Sr. No. KRL2-3915-2022 the society has granted the development rights in respect of the said property to M/s Puneet Edifice Pvt. Ltd. a company having it's registered office at 401-402, Tulsee Chambers, near Teen Petrol Pump, LBS marg, Thane (West), Thane -400602, upon the terms and conditions recorded in the said Development Agreement.



7. The society has also executed Irrevocable Power of Attorney dated 08.03.2022 along with Development Agreement dated 08.03.2022 and registered in the office of the sub-registrar KRL2 under Sr No KRL2-3916-2022 in favour of M/s. Puneet Edifice Pvt. Ltd.

8. Search report dated 11.04.2022 for 30 years from the year 1993 to 2022.
9. No litigation against the said property.

Date: 31.05.2022

Advocate High Court Bombay

Adv. Sujata Bhogare
Reg.No. MAH/2538/2009
101, First Floor, Abhishek Apt.
Brk.No.1362, Maratha Section-32,
Ulhasnagar-421004.

करल - २

महाराष्ट्र शासन

२६७४६ ४४ १०७

मालमत्ता पत्रक

5052

गाव/पेठ : हरियाली	तालुका/न.भू.का. : नगर भूमापन अधिकारी, घाटकोपर	२०२४	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	डिस्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.
३५२			७०१९.२०
			एच-१
शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि रथाच्या फेरतपासणीची नियत वेळ			
शि.स.नं. १२३ पहा.			

सुविधाधिकार	—
हक्काचा मुळ धारक म	—
वर्ष:	महाराष्ट्र गृहनिर्माण मंडळ मुंबई
पट्टेदार	—
इतर भार	—
इतर शेर	—

दिनांक	व्यवहार	निवासाचे स्थान	नियमनकारकोषाचा क्रमांक
२६/११/१९७१	वि.शे.सा. आदेश . सि.स.नं. १२३ पहा.		
०६/०७/१९६३	रि.शे.सा. आदेश सि.स.नं. १२३ पहा.		
३१/०३/२०००	भाडेपट्ट्याने मॅकीक्षेत्र क्र.७७-३६, चौ.मि. दि.५४/८० च्या रून ९९ वर्षासाठी.		
१७/०१/२०१५	गा.जमावदी आयुक्ता आणि सवलतक शूनि अभिलेख (म.रा.०७) पुणे यांचेकडील परिपत्रक क्र.गा.भू.प/वि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.घाट-किरोळ/फे.क्र. ३१३/१५ दिनांक १७/०६/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी सात हजार एकुणावीस पूर्णांक दोन दशांश मात्र चौ.मी दाखल केले.	निवासाचे स्थान होसिंग सोसायटी लि.	फेरफार क्र. ३१३ प्रमाणे सही- १५/१२/२०१५ न.भू.अ.घाटकोपर
२४/०८/२०१७	भाडेपट्ट्याने सह.दुव्यम निबंधक कुर्ला-४, मुंबई उपनगर जिल्हा यांचेकडील भाडेपट्टा दस्त क्र. ९८४/२०१७ व इकडील आदेश क्र. न.भू.अ.घाट/न.भू.हरियाली/ न.भू.क्र.३५२/ फे.फा.क्र. ३६४/२०१७, दि. २४/०८/२०१७ अन्वये न.भू.का. ३५२ पैकी ६३९.६८ चौ.मी. क्षेत्र टागोर नगर कैवल्याधाम को.ऑप.हो.सो.लि. यांना ३० वर्षेसाठी भाडेपट्ट्याने दिलेले भाडेपट्टेदार म्हणून नाव दाखल केले.	L भाडेपट्टेदार टागोर नगर कैवल्याधाम को.ऑप.हो.सो.लि. क्षेत्र ६३९.६८ चौ.मी.	फेरफार क्र.३६४ प्रमाणे सही- २४/०८/२०१७ न.भू.अ.घाटकोपर
१६/०७/२०१८	भाडेपट्ट्याने सह.दुव्यम निबंधक कुर्ला-१, मुंबई उपनगर जिल्हा यांचेकडील भाडेपट्टा दस्त क्र. पी.बदर ३/१६/१६ दि. १६/१२/१९९८ व इकडील आदेश क्र.न.भू.अ.घाट/न.भू.हरियाली/ न.भू.क्र.३५२/ फे.फा.क्र. ३७५/२०१८ दि. १६/०७/२०१८ अन्वये न.भू.क्र. ३५२ पैकी ८०९.७५ चौ.मी. क्षेत्र टागोरनगर साईबाबा को.ऑप.हो.सो.लि. यांना ९९ वर्षेसाठी भाडेपट्ट्याने दिलेले भाडेपट्टेदार म्हणून नाव दाखल केले.	L भाडेपट्टेदार टागोर नगर साईबाबा को.ऑप.हो.सो.लि.क्षेत्र ८०९.७५ चौ.मी.	फेरफार क्र.३७५ प्रमाणे सही- १६/०७/२०१८ न.भू.अ.घाटकोपर
०८/०३/२०२१	बोजाची नोंद वृत्तमुंबई महानगरपालिका एस याई यांचेकडील SAS/०३/२४/२०२०-२१ दि.२९/१/२०२१ चे वॉरन्ट ऑफ अटॅचमेंट "ए.५" अन्वये सदर मिळकतीवरील म्युनिसिपल प्रॉपर्टी टॅक्सेस अॅन्ड अर्बन इमुव्हेबल प्रॉपर्टी टॅक्सेसचा रक्कम रु. ७३६०३७/- या बोजा असलेल्यावरील नोंद दाखल केली.		फेरफार क्र.४२० प्रमाणे सही- ०८/०३/२०२१ न.भू.अ.घाटकोपर

१. अक्षरमाला पत्रकात कोणीही बदल करू नये.

हे मिळकत पत्रिका (दिनांक ३/१९/२०२१ ११:३६:५० AM रोजी) डिजिटल रथाशीरत केली असल्यामुळे त्यावर कोणत्याही सहो शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाऊनलोड दिनांक १४/२४/२०२१ ५:५४:३९ PM

पैसा पडताळणी साठी <http://eapkhaki.maha.gov.in/DSLR/propertycard> या संकेत स्थळावर जाऊन २२०७१००००२२१५९७५ हा क्रमांक वापरावा.

करल - २

२६००६ ४५ १०५

महाराष्ट्र शासन

२०२४

मालमत्ता पत्रक

5078

गावे/पठ : हरियाली

तालुका/न.सू.का. : नगर भूगापन अधिकारी,
घाटकोपर

जिल्हा : मुंबई उपनगर

नगर भूगापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाना किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
३५२/२६			३५.४०	एच-१	मि.स.नं.१२३ पहा.

सुविधाधिकार	--
हक्काचा मुळ धारक मर्ष:	महाराष्ट्र गृहनिर्माण मंडळ, मुंबई
पट्टेदार	--
इतर भार	
इतर श्रे	

दिनांक	व्यवहार	खंड क्रमांक	गतिन धारक(मा) पट्टेदार(प) कित्या भार	संस्थाकन
२६/११/१९७१	वि.सी.ओ. आदेश, मि.स.नं. १२३ पहा.			सही ३५/११/१९७१ न.सू.अ घटकोपर
०६/०७/१९७३	वि.सी.ओ. आदेश, मि.स.नं. १२३ पहा.			सही ३५/०७/१९७३ न.सू.अ घटकोपर
१७/०६/२०१५	मा.समावधी आयुको आगमना लक भूमि अभिलेख (म.रा.०५) पुणे यांचेकडील परिपत्रक क्र.नं. भू.१/मि.प./अक्षरी नॉल/२०१५ पुणे दि. १६/२/२०१५ व इकडील आदेश क्र.नं. भू.हरियाली/के.क्र.३१३ दिनांक १७/०६/२०१५ अन्वये केवळ चौकशी नोंदवही वरील क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र मेळत असलेले मिल्कत पत्रिकेवर नमूद अर्क क्षेत्र अक्षरी पत्रतीस पूर्णतः तार दशास भात्र चौ मी दाखल केले.			फेरफार कं.३१३ प्रमाणे सही न.सू.अ घटकोपर

AamharasabhiMaharashtra.gov.in

हि मिल्कत पत्रिका (दिनांक १०/३१/२०१८ १२:००:०० AM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही गती किंवाची अणश्यकता नाही.
मिल्कत पत्रिका डाऊनलोड दिनांक ११/०४/२०२१ ५:५५.२० PM
वेधता वाडताळणी साठी <http://aapleabhiiskh.mahabharati.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०७९००००१४७९३९२ हा क्रमांक वापरावा.



महाराष्ट्र शासन

करल - २

२६७४६ ४६ १०५

मालमत्ता पत्रक

5074

गाव/पेठ : हरियाली

तालुका/न.भू.का. : नगर भूमापन अधिकारी,
घाटकोपर

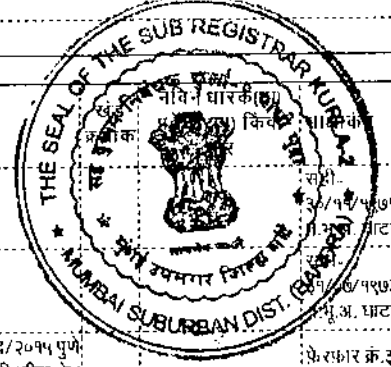
२०२४

जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	घारणाधिकार	शासनाला दिलेल्या आकारणा या किंवा मांड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
३५२/२७			३४.४०	एच १	सि.स.न.१२३ पहा.

सुविधाधिकार	---
हक्काचा मुळ मारक म	---
वर्ष:	महाराष्ट्र गृहनिर्माण मंडळ मुंबई
पट्टेदार	---
इतर मार	---
इतर शेर	---

दिनांक	व्यवहार	फेरफार क्र. ३१३ प्रमाणे राहिले/नसले
२४/११/१९७३	वि.शे.सा. आदेश सि.स.नं. १२३ पहा.	२४/११/१९७३ घाटकोपर
०६/०३/१९७३	वि.शे.सा. आदेश सि.स.नं. १२३ पहा.	०६/०३/१९७३ घाटकोपर
१७/०६/२०१५	मा.जमावदी आयुक्ता आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.१/अक्षरी नोंद/२०१५ पुणे दि. १६/२/२०१५ व इ.क.डी.ल. आदेश क्र.न.भू.हरियाली/के.क्र.३१३ दिनांक १७/०६/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्रात मिळकत पत्रिकेवरील क्षेत्र मळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी चौतीस पूर्णाक चार दशांश मात्र चौ.मी. दाखल केले.	फेरफार क्र. ३१३ प्रमाणे राहिले. न.भू.अ.घाटकोपर



हि मिळकत पत्रिका (दिनांक १०/३१/२०१८ १२:००:०० AM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक १५/२४/२०२१ ५:५५:५४ PM
वेबसाईट पडताळणी साठी <http://aapkaupaksh.mahabhumi.gov.in/DSLIV/propertycard> या संकेतस्थळावर जाऊन २२०७१००००१४७९४०१ हा क्रमांक वापरावा.



28086 84 907

महाराष्ट्र शासन

मालमत्ता पत्रक

5080

तालुका/न.भू.का. : नगर भूमापन अधिकारी, घाटकोपर जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	धारणाधिकार	सासनाला दिलेल्या आकारणा वा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
352/22			33.92	रघु. 1	सि.स.न 923 पहा.

भूमिधाधिकार	--
हक्काचा मुल धारक म	
वर्ष:	महाराष्ट्र गृह निर्माण मंडळ मुंबई
पट्टेदार	
इतर गार	--
इतर गारे	--

दिनांक	व्यवहार	खड कर्मांक	नयिन धारक(पण पट्टेदार(प) किंवा गार	साक्षात्करण
30/12/1993				सही 30/12/1993 न.भू.अ. घाटकोपर
31/07/1993				सही 31/07/1993 न.भू.अ. घाटकोपर
19/07/2004				फेरफार क्र 323 प्रमाणे सही न.भू.अ.घाटकोपर

हि गिळकत पत्रिका (दिनांक 10/3/2016 12:00:00 AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही नवी किंम्याची आवश्यकता नाही.
 गिळकत पत्रिका डाऊनलोड दिनांक 11/28/2024 4:46:19 PM
 पेट्रॉल पडताळणी पत्ती <http://appleabhihkh.mahabhum.gov.in/DSELR/propertycard> वा संकेत स्थळवर जडफ-न 2209400009899802 हा क्रमांक वापरावा.



करल - २

२६७४६ ४८ १०५

२०२४

508

महाराष्ट्र शासन

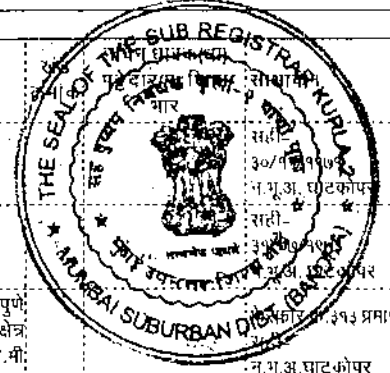
मालमत्ता पत्रक

गाव/पेठ : हरियाली तालुका/न.भू.का. : नगर भुमापन अधिकारी, पाटकोपर जिल्हा : मुंबई उपनगर

नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	घारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची गिनत वेळ
३५२/२९			३५.४०	एच-१	सि.स.नं.१२३ पहा.

सुविधाधिकार	--
हक्कांचा मुळ धारक H वर्षे:	महाराष्ट्र गृहनिर्माण मंडळ, मुंबई
पट्टेदार	--
इतर गार	--
इतर शेरे	--

दिनांक	व्यवहार
२६/११/१९७५	वि.शे.सा. आदेश - सि.स.नं. १२३ पहा.
०६/०३/१९७३	वि.शे.सा. आदेश सि.स.नं. १२३ पहा.
१३/०६/२०१५	भा.जगावंदी आयुक्त आणि संचालक गृहि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.हरियाली/फे.क्र.३१३ दिनांक १७/०६/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी परतीस पूर्णांक चार दशांश मात्र चौ.मी. दाखल केले.



३ अक्षरी पत्रक डिजिटल रस्ताक्षरीत

हे मिळकत पत्रिका (दिनांक १०/३१/२०१८ १२:००:०० AM रोजी) डिजिटल रस्ताक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.

मिळकत पत्रिका डाऊनलोड दिनांक १५/२४/२०२१ ५:५७:१० PM

वेधता पडताळणी साठी <http://applebiblekfi.mahabhumi.gov.in/DSLR/propertycard> या संकेत स्थळावर जाऊन २२०७१००००१४७९४०३ हा क्रमांक सापरावा.

करल - २

२६७०६ ४९ १०५

महाराष्ट्र शासन

२०२४

मालमत्ता पत्रक

5082

गाव/पेठ : हरियाली

तालुका/न.भू.का. : नगर भूमापन अधिकारी,
घाटकोपर

जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारमाचा किंवा भाड्याचा तपत्रितल आणि रमाच्या फेरतापासणीची नियत वेळ
३५२/३०			३५.००	एच-५	स.र.न.१०३ पहा.५

सुविधाधिकार

हक्काचा मुळ धारक H

वर्ष: महाराष्ट्र गृहनिर्माण मंडळ मुंबई

पट्टेदार

इतर भार

इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(पा) किंवा भार	साक्षात्कृत
२१/११/१९७७	वि.जो.स. अदेश - नि.सं. १९२३ पहा.		रही.	३०/११/१९७७ न.भू.अ. घाटकोपर
०६/०७/१९७३	वि.जो.स. अदेश - नि.सं. १९२३ पहा.		रही.	३१/०७/१९७३ न.भू.अ. घाटकोपर
१०/०६/२०१५	ग.जम.पत्र. १६/२/२०१५ दि.१६/२/२०१५ न.भू.हरियाली/के.क्र.३९३ दिनांक १७/०६/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र न मिळकत पत्रिकेवरील क्षेत्र मेलणा असलेले मिळकत पत्रिकेवर नमूद अडी शेअर अक्षरी पन्नीस पूर्णांक चार दशांश मात्र चौ.मी. दाखल केले.		फेरफार क्र.३९३ प्रमाणे रही.	न.भू.अ. घाटकोपर

2. मालमत्ता पत्रक मिळकत पत्रिका व केवळ नमूद

हे मिळकत पत्रिका दिनांक १०/३१/२०१८ १२:००:०० AM रोजी डिजिटल रमाक्षरीत केली असल्यामुळे त्यावर कोणत्याही तरी विक्रयची प्रचलना नाही.

मिळकत पत्रिका ड.ऊन.लॉड दिनांक ११/२४/२०२३ ५:५६:३७ PM

मैता पडताळणी साठी <http://appleabksh.mahabhumi.gov.in/DSL/propertycard> या संकेत रथाकर जाऊन २०७१००००१४७१४०५ हा क्रमांक वापर व.



करल - २

२४७४६ ५० १०५

महाराष्ट्र शासन

मालमत्ता पत्रक

२०२४

5063

माव/पेट : हरियाली	तालुका/न.भू.का. : नगर भूमापन अधिकारी, घाटकोपर	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक ३५२/३५	शिट नंबर	प्लॉट नंबर
क्षेत्र चौ.मी. ३३.९०	धारणाधिकार एच-५	शासनाला दिलेल्या आकाराचा किंवा भाऊवाचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ सि.स.नं.५२३ पहा.

सुविधाधिकार
छक्का वा मुळ धारक म घरने: महाराष्ट्र गृहनिर्माण मंडळ मुंबई
पट्टेदार
इतर भार
इतर अरे

दिनांक	व्यवहार
२४/१४/२०१७	वि.जे.सा. आदेश - सि.स.नं. ५२३ पहा.
०६/०४/२०१७	वि.जी.जे.सा. आदेश सि.स.नं. ५२३ पहा.
१०/०६/२०१५	मा.जमावदी आधुनिक आणि संचालक भूमि अभिलेख (म.राज्य) पुणे याचेकडील परिपत्रक क्र.ना.भू.व/मि.प./अक्षरी नोंद/२०१५ दि.१६/२/२०१५ च इकडील आदेश क्र.म.भू.हरियाली/फे.क्र.३९३ दिनांक १७/०६/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळता असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी तेहतीस पूर्णांक नऊ दशांश भाग चौ.मी. दाखल केले.



© 2015-2016 13/2/2016 4 4/2016 1/2

हे मिळकत पत्रिका (दिनांक १०/३१/२०१६ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ११/२४/२०२१ १:५७:०६ PM
वेधता पत्रिकासाठी <http://aapleabhihkh.mahabhumi.gov.in/DSLH/propertycard> या संकेत स्थळावर जाऊन २२०७१००००१४७९४०६ हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक

5084

गाव/पेठ : हरियाली तालुका/न.मू.का. : नगर भूमापन अधिकारी, घाटकोपर जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	खंड नंबर	खंड चौ.मी.	वारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
33/33	कर. 2		38.80	एच-1	सि.सा.न. 123 पहा.

दिनांक	2024	29	909
व्यवस्थापक	महाराष्ट्र गृहनिर्माण मंडळ मुंबई		
इतर मार			
इतर गोरे			

दिनांक	व्यवहार	खंड क्रमांक	नगिन धारक(धा) पट्टेदार(प) किंवा मार	संस्थाकेंम
26/11/1994	वि.ओ.सा. 48 दि.ग. - 123 पहा			राही- 30/11/1994 न.मू.अ. घाटकोपर
05/01/1993	वि.ओ.सा. 10 दि.ग. - 123 पहा			राही- 31/05/1993 न.मू.अ. घाटकोपर
19/01/2014	मिळकत आदेशाचा निकाल न.मू.अ. घाटकोपर (न.सं. 4/मि.प./ 1881 दि.ग./2014) मु.म. 1/20/2014 न.सं. 4/मि.प./ 1881 दि.ग./2014 अन्वये केवळ चौकशी नोटवही चरीयस होय या संदर्भात पत्रकेवर नमूद अशी अशी मिळकत पत्रकेवर नमूद अशी अशी नमूद अशी नमूद अशी नमूद अशी			फेरफार क्र. 123 प्रमाणे राही- न.मू.अ. घाटकोपर

हे मिळकत पत्रिका (दिनांक 2024-11-29 00:00 AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे व्यवहार कोणासाठीही शिकाही आवश्यकता नाही. मिळकत पत्रिका डऊनलोड दिनांक 19/11/2024 14:50:06 PM वेळता मंडळाच्या वेबसाईट <http://aaaleabhikmahabhumi.gov.in/DSL/propertycard> वर सध्याच्या वेळी नमूद क्र. 202400004989809 हा क्रमांक वाचण्यात येईल.



महाराष्ट्र शासन

मालमत्ता पत्रक

करज - २		
२६७४६	५२	१०५
२०२४		

गान/पेज : हरियाली	सालुका/व.सू.का. : नगर भूमापन अधिकारी, घाटकोपर	5085
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
३१२/३३		३५.९०
क्षेत्र चौ.मी.	धारणाधिकार	शोसनीला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	एच-५	सि.स.नं.१२३ पहा.

सुविधाधिकार	हस्ताकावा मुक्त धारका म
नगरी:	महाराष्ट्र ग्रहनिर्माण मंडळ मुंबई
पट्टेदार	
इतर गार	
इतर गारे	

दिनांक	व्यवहार
२१/११/१९७१	वि.सो.सा. आदेश - सि.स.नं. १२३ पहा.
०८/०४/१९७३	वि.सो.सा. आदेश सि.स.नं. १२३ पहा.
१९/०८/२०१५	ना.जमावदी आयुक्ता आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना. भू.५/वि.प./अक्षरी नोंद/२०१५ दि.१६/२/२०१५ व इकडील आदेश क्र. न.भू.हरियाली/के.क्र.३१३ दिनांक १७/०६/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्रात मिळकत पत्रिकेवरील क्षेत्र मेळता असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी परतीस पूर्णांक नऊ दशांश मात्र चौ.मी. दाखल केले.



<p>हे मिळकत पत्रिका (दिनांक १०/३१/२०१८ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक ११/२४/२०२१ ५:५७:५९ PM वेळी पडतःळणी साठी http://aap@mh.gov.in या संकेत स्थळावर जाऊन २०७१००००१४७९४०८ हा क्रमांक वापरता.</p>	
---	--



महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



Annexure C1 करल - २		
२६७६६	१३	१०५
२०२४		
म्हाडा MHADA		

Building Permission Cell, Greater Mumbai
(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)
INTIMATION OF APPROVAL (IOA) FOR ZERO FSI

No.MH/EE/BP Cell/GM/MHADA-8/ / / / /2022

Dated: 29 APR 2022

To
M/s. PUNEET EDIFICE PVT LTD.
C.A. to Tagore Nagar Milind Co.Op.Hsg.Soc.Ltd.
401/402 , Tulsee Chamber,L.B.S. Marg,
Thane (west) ,Mumbai-400602

Sub:- Proposed redevelopment of the existing building No.12, known as "Tagore Nagar Milind CHS Ltd.", on plot bearing C.T.S.No.352 (Pt.), S. No. 113 (pt.) of Village Haiyali, situated at Tagore Nagar MHADA Layout, Vikhroli (East), Mumbai- 400083.



Ref: - Application of Architect inward no.ET-736 date 25.03.2022

Dear Applicants,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. Nil dt.25.03.2022 and delivered to MHADA on 25.03.2022, and the plans, Sections Specifications and Description and further particulars and details of your buildings at building No.12, known as "Tagore Nagar Milind CHS Ltd.", on plot bearing C.T.S.No.352 (Pt.), S. No. 113 (pt) of Village- Hariyali, situated at Tagore Nagar MHADA Layout, at Vikharoli (East), Mumbai- 400083. furnished to this office under your letter, dated 25.03.2022, I have to inform you that, I may approve ZERO FSI IOA the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(1) (ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

[Signature]

1/7

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई ४०० ०५९.
दूरध्वनी ६६४० ५०००
फैक्स नं. ०२२ २६५९२०५६

Griha Nirman Bhavan,Kalanagar Bandra (East), Mumbai-400 051
Phone - 66405000
Fax No. 022-26592058 Website www.mhada.maharashtra.gov.in

करल - २		
२६०६६	५४	१०५
२०२४	CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.	

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That the compound wall shall be constructed as per demarcation issue by Executive Engineer (Kurla Division)/M.B. before C.C.
3. That the Structural Engineer shall be appointed and supervision memo of as per appendix IX of D.C.Regulation-10 (3) (ix) shall be submitted by him.
4. The structural Design and calculations for the proposed work accounting for system analysis as the relevant IS code along with plan shall be submitted before C.C.
5. Fire Insurance Policy shall be submitted.
6. That all the provisions of clause 49 of DCR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
7. Bore well shall be constructed in consultation with H.E./MCGM.
8. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
9. That the information Board shall be displayed showing details of proposed work, name of owner, developer, architect / LS, R.C.C. consultant etc.
10. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
11. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.
12. That the N.O.C. from S.G. shall be submitted.
13. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.

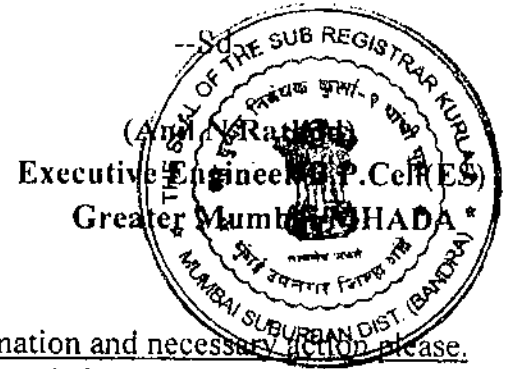
by cc.

करल - २		
२६७४६	५७	१०५
२०२४		

14. That the owner shall undertake that he will be abide by DCPR 2034 and will process the said proposal as per DCPR 2034 or as per demand raised by authorities or advised by authorities.

15. That the existing structure shall be demolish as per due process of law.

This IOA for zero FSI is valid for 1 year i.e. upto 12 8 APR 2023



Copy to,

1) The Hon'ble Chief Officer / M.B., for information and necessary action please.

The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC letter issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1369/207/2022-dtd.02.02.2022, for gross plot area 833.47 sq.mt. (which includes Lease area 587.08 sq.mt. + Additional area 246.39 sq.mt)

The above approval parameter may please be incorporated in layout while getting approval of the layout of Tagore Nagar MHADA Layout, Vikhroli (E). It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

A set of approved plan for information and necessary action please.

2) The Architect/ Layout Cell/ M.B., for information and necessary action please.

The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC letter issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1369/207/2022-dtd.02.02.2022, for gross plot area 833.47 sq.mt. (which includes Lease area 587.08 sq.mt. + Additional area 246.39 sq.mt.)

The above approval parameter may please be incorporated in layout while getting approval of the layout of Tagore Nagar MHADA Layout, Vikhroli (E). It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

A set of approved plan for information and necessary action please.

3. Copy to Executive Engineer HSG Vikhroli Division, Mumbai Board for information & necessary action:-

You are here by inform to verify the dimension of attached plan with demarcation issue by you vide letter No.EE/DE-IV/KD/MB/54/2021 dtd.

करल - २

२६०४६ ५६ १०५

२०२४

16.12.2021 having plot area 836.87 sq.mt. (which includes Lease area 587.08 sq.mt. + Additional area 249.79 sq.mt.)

The above approval parameter may please be incorporated in layout while getting approval of the layout of Tagore Nagar MHADA Layout, Vikhroli (E). It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

Copy submitted For information please.

Copy with plan to:

- 4) Dy.Chief Engineer/B.P. Cell/MHADA
- 5) Asst. Commissioner 'S' Ward (MCGM)
- 6) A.A. & C. 'S' Ward (MCGM)
- 7) A.E.W.W. 'S' Ward (MCGM)
- 8) Architect Shri. Subhash G. Patil.



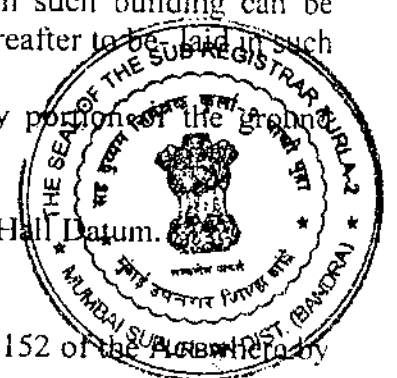
(Anti N Rathod)

Executive Engineer/B.P.Cell(ES)
Greater Mumbai/MHADA

करल - २		
२४७४६	५७	१०५
२०२४		

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
 2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
 - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid on such street.
 - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - c. Not less than 92 ft.(Town Hall) above Town Hall Datum.
 3. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
 4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
 5. Proposed date of commencement of work should be communicated.
 6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
- Attention is drawn to the notes accompanying this Intimation of Approval.

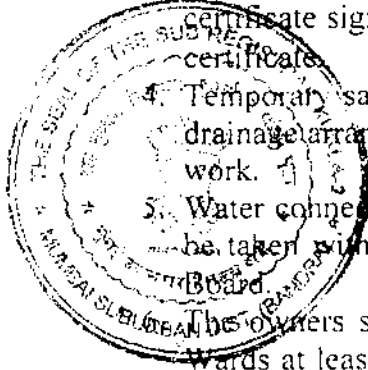


Signature

करल - २		
२६००६	JC	१०५
२०२४		

NOTES

1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works, and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain



Handwritten signature or initials

करल - २		
२६०४६	५९	१०५
२०२४		

without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.

12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the same sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
14. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof made of wrought iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
15. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

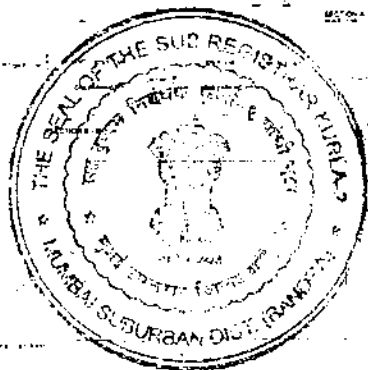

(Anil N Rathod)

Executive Engineer/B.P.Cell(ES)
Greater Mumbai/MHADA

करल - २		
२६७४६	६०	७०५
२०२४		

PRODUCED BY AN AUTOMATIC EDUCATIONAL PRODUCT

THE SEAL OF THE SUB REGISTRAR, MUMBAI



1220 MT WIDE D.P. ROAD

- 1. ...
- 2. ...
- 3. ...
- 4. ...
- 5. ...
- 6. ...
- 7. ...
- 8. ...
- 9. ...
- 10. ...
- 11. ...
- 12. ...
- 13. ...
- 14. ...
- 15. ...
- 16. ...
- 17. ...
- 18. ...
- 19. ...
- 20. ...

5111 FLOOR PLAN

1220 MT WIDE D.P. ROAD

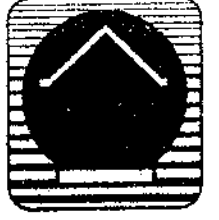
1220 MT WIDE D.P. ROAD

PRODUCED BY AN AUTOMATIC EDUCATIONAL PRODUCT

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



म्हाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

"AMENDED PLAN"

No.MH/EE/(B.P.)/GM/MHADA-8/1111/2023

Date 05 OCT 2023

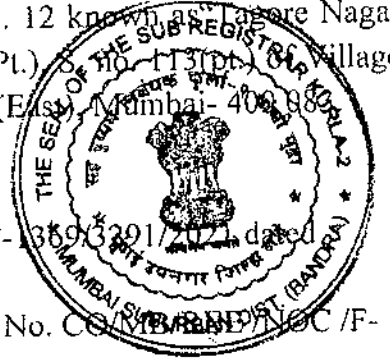


करल - २		
२६७४६	६९	१०५
२०२४		

To,
M/s. PUNEET EDIFICE PVT LTD.
C.A. to Tagore Nagar Milind Co.Op.Hsg.Soc.Ltd.
401/402 ,TulseeChamber,L.B.S. Marg,
Thane (west) ,Mumbai-400602

Sub: Proposed redevelopment of the existing building No. 12 known as "Tagore Nagar Milind CHS LTD" on plot bearing C.T.S. No. 352 (Pt.) of Village Hariyali at Tagore nagar, MHADA Layout, Vikhroli (East), Mumbai- 400 083

- Ref: 1) Application of Architect dated 18/09/2023.
2) Offer letter of MB vide No. CO/MB/REE/NOC/F-1369/3391/2021 dated 30/12/2021.
3) NOC letter for Zero FSI IOA & C.C. of MB vide No. CO/MB/REE/NOC /F-1369 /207/2022 dated 02/02/2022.
4) Zero FSI IOA issued by MHADA vide no.MH/EE/(B.P.)/GM /MHADA-8/1111/2022 dt. 29/04/2022.
5) Zero FSI C.C. issued by MHADA vide no.MH/EE/(B.P.)/GM/MHADA-8/1111/2022 dt. 04/07/2022.
6) Concession approved from Hon'ble V.P. & CEO/A vide ET-86 Dated 01.03.2023.



Dear Applicants,

With reference to your application dated 18.09.2023, for development permission and grant Approval for Amended plan for proposed redevelopment of the existing building No. 12 known as "Tagore Nagar Milind CHS LTD" on plot bearing C.T.S. No. 352 (Pt.), S. no. 113(pt.) of Village Hariyali at Tagore nagar, MHADA Layout, Vikhroli (E), Mumbai- 400 083, is hereby granted.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई ४०० ०५९.
दूरध्वनी ६६४० ५०००
फॅक्स नं. ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051
Phone : 66405000
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

करल - २

२६००६ ए२ १०५

२०२४

The amended building permit is granted subject to compliance of conditions of Zero FSI IOA dt. 29.04.2022 following conditions:

A: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C.

1. That the revised RCC drawings and calculations shall be submitted through Licensed Structural Engineer.
2. That the condition of revised bye-law 4(c) shall be complied with.
3. That the plinth shall be got checked by this office staff.
4. That the NOC from A.A. & C. "S" Ward shall be complied with.

That the C.C. shall be re-endorsed for carrying out the work as per amended plan.

The work shall be carried out between 6.00 am to 10.00 pm.

That all due clearance certificate from A.E.W.W "S" Ward shall be submitted.

That the valid Janta Insurance policy shall be submitted.

That the requisite premium as initiated shall be paid before applying for C.C.

That the Valid SWM NOC & Bank Guarantee shall be submitted.

11. That the Electric point provision at Stilt for charging point of Electric Vehicle shall be made on site.
12. That the provision of Solar Panel shall be made on site.
13. That the certificate of 270A for water connection shall be submitted before asking OCC.

B: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C.

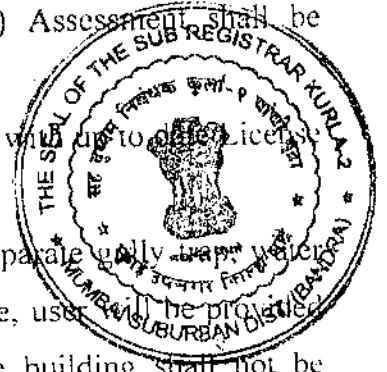
1. That the final N.O.C. from MHADA shall be submitted before submission of B.C.C.
2. That the low-lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side
3. That the dust bin will be provided.
4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces and terrace will be open.

करल - २

२६७४६ ए३ १०१

२०२४

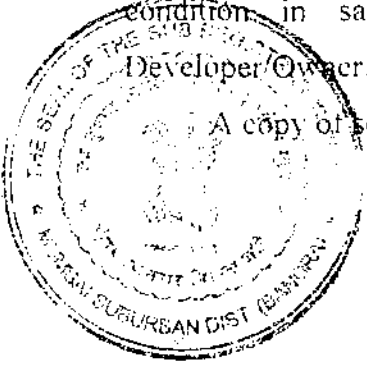
6. That the name plate/board showing Plot No., Name etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment shall be submitted before occupation.
10. That Structural Engineer's final Stability Certificate along with duplicate License copy and R.C.C. design canvas plan shall be submitted.
11. That the separate vertical drain pipe, soil pipe, with a separate gully, main, O.II. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building shall not be affected if applicable.
12. That final completion plans for Completion of work on site shall be submitted.
13. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
14. That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall be submitted before O.C.C.
15. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority
16. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.



2808E E 909
2028

17. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.

18. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of MCGM/MHADA. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.



A copy of set of amended plans is hereby returned as a token of approval.

--Sd--

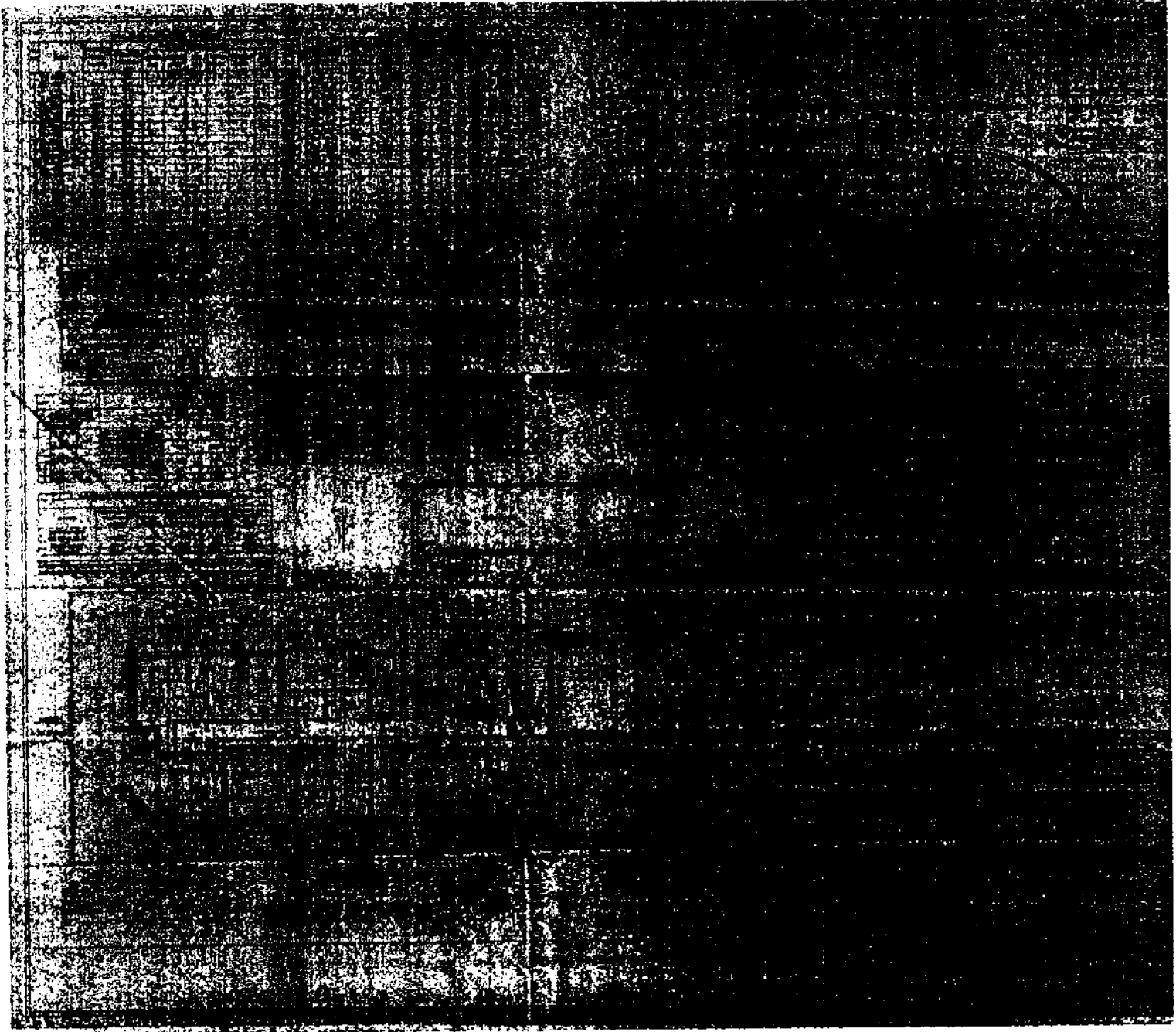
(Prashant D. Dhatrik)
Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA

Copy to with Plan:

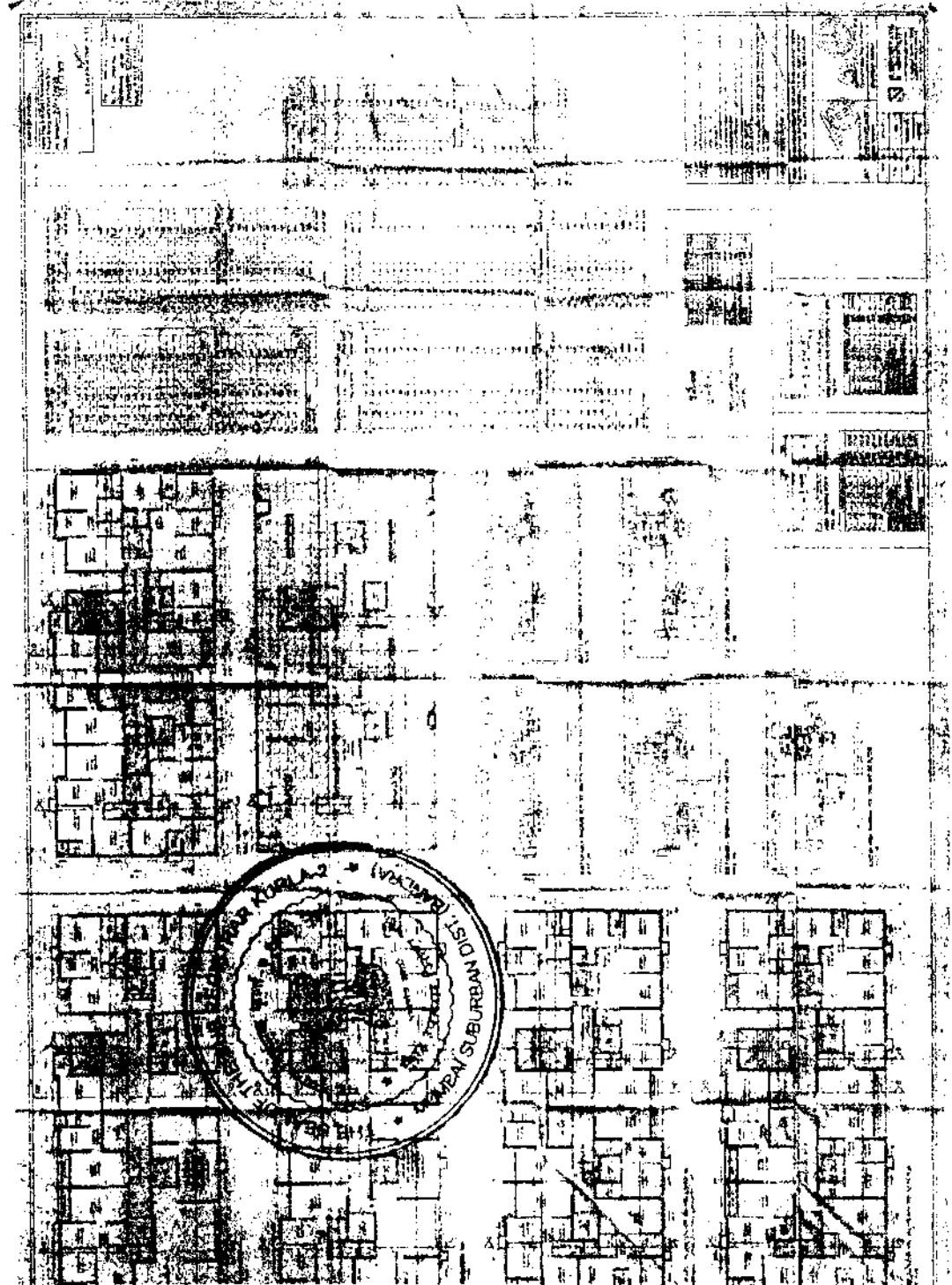
- 1) C.O. Mumbai Board
- 2) Dy. Chief Engineer/ B.P. Cell/MHADA
- 3) Chief ICT Officer/A for info , upload on MHADA web site.
- 4) Asst. Commissioner 'S' Ward (MCGM)
- 5) A.A. & C. 'S' Ward (MCGM)
- 6) A.E.W.W. 'S' Ward (MCGM)
- 7) Chairman/Secretary Tagore Nagar MilindCHS LTD.
- ✓ 8) Architect Shri. Subhash G. Patil.

Prashant D. Dhatrik
(Prashant D. Dhatrik)
Executive Eng./B.P. Cell (E.S.)
Greater Mumbai/MHADA

करल-२		
२६७४६	६५	१०५
२०२४		



કચ્છ - ૩		
૨૮૦૮૯	૬૬	૧૦૧
૨૦૨૪		



कलक - २

१०६ १३ १०३०

२०२४



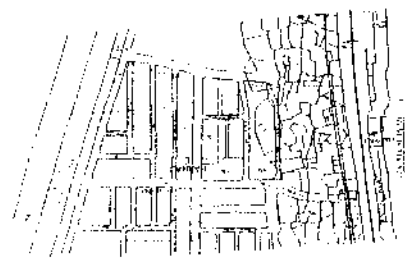
Table with multiple columns and rows, containing illegible text and numbers. The table is oriented vertically on the page.

करल - २
 २६७७६ ए८ १०५
 २०२४



1	NAME OF THE COMPANY	
2	REGISTERED OFFICE	
3	REGISTERED CAPITAL	
4	PAID UP CAPITAL	
5	RESERVE FUNDS	
6	ASSETS	
7	LIABILITIES	
8	NET WORTH	
9	DATE OF STATEMENT	

PROFORMA
 STATEMENT OF ACCOUNTS
 TO BE FILED WITH THE REGISTRAR OF COMPANIES



CONTINGENT LIABILITIES

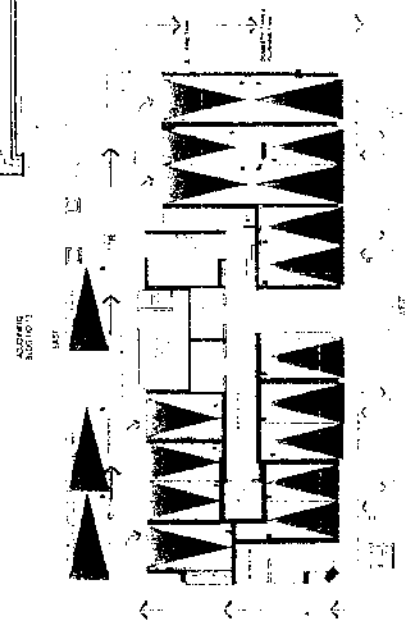
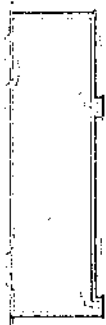
Sl. No.	Description	Amount
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

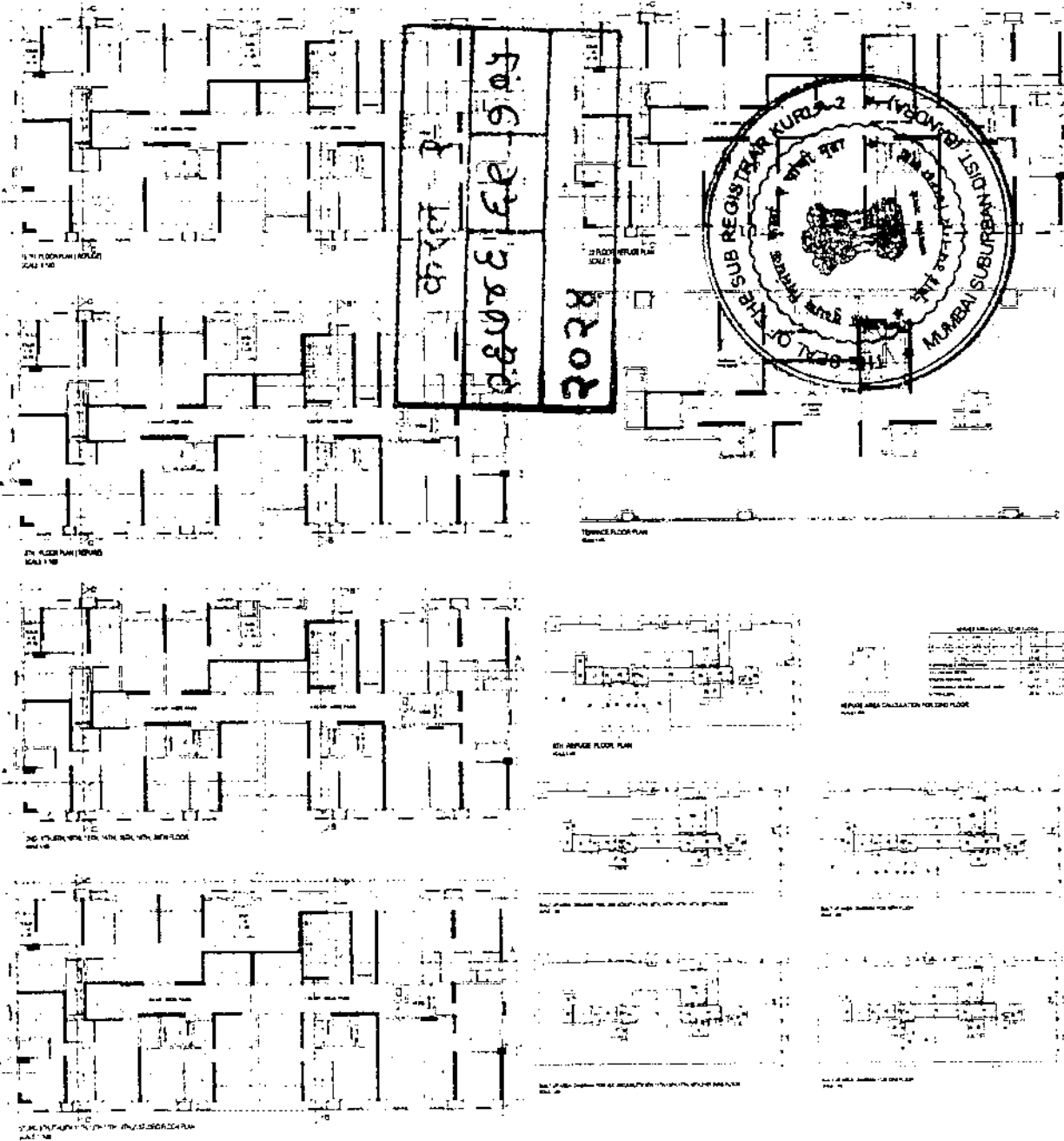
ASSETS

Sl. No.	Description	Amount
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

LIABILITIES

Sl. No.	Description	Amount
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100





1. GENERAL INFORMATION

2. AREA CALCULATION

3. AREA CALCULATION FOR 1ST FLOOR

4. AREA CALCULATION FOR 2ND FLOOR

5. AREA CALCULATION FOR 3RD FLOOR

6. AREA CALCULATION FOR 4TH FLOOR

7. SUMMARY

8. EXPLANATION

9. SIGNATURE AND SEAL

10. DATE

11. SCALE

12. PROJECT NAME

13. CLIENT NAME

14. ADDRESS

15. CITY

16. STATE

17. PIN CODE

18. PROJECT NO.

19. SHEET NO.

20. TOTAL SHEETS

21. DRAWN BY

22. CHECKED BY

23. APPROVED BY

24. DATE OF ISSUE

25. PROJECT LOCATION

26. PROJECT TYPE

27. PROJECT STATUS

28. PROJECT VALUE

29. PROJECT PERIOD

30. PROJECT RISK

31. PROJECT COMPLEXITY

32. PROJECT CHALLENGES

33. PROJECT OPPORTUNITIES

34. PROJECT GOALS

35. PROJECT OBJECTIVES

36. PROJECT DELIVERABLES

37. PROJECT MILESTONES

38. PROJECT RISKS

39. PROJECT ISSUES

40. PROJECT DECISIONS

41. PROJECT ACTIONS

42. PROJECT RESULTS

43. PROJECT LEARNINGS

44. PROJECT RECOMMENDATIONS

45. PROJECT CONCLUSIONS

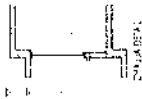
46. PROJECT REFERENCES

47. PROJECT APPENDICES

48. PROJECT GLOSSARY

49. PROJECT INDEX

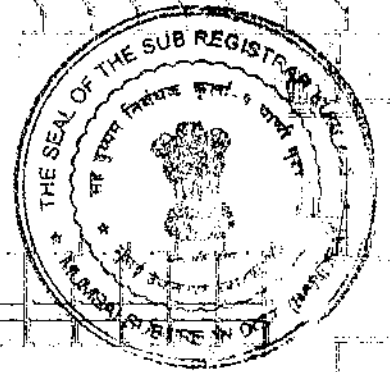
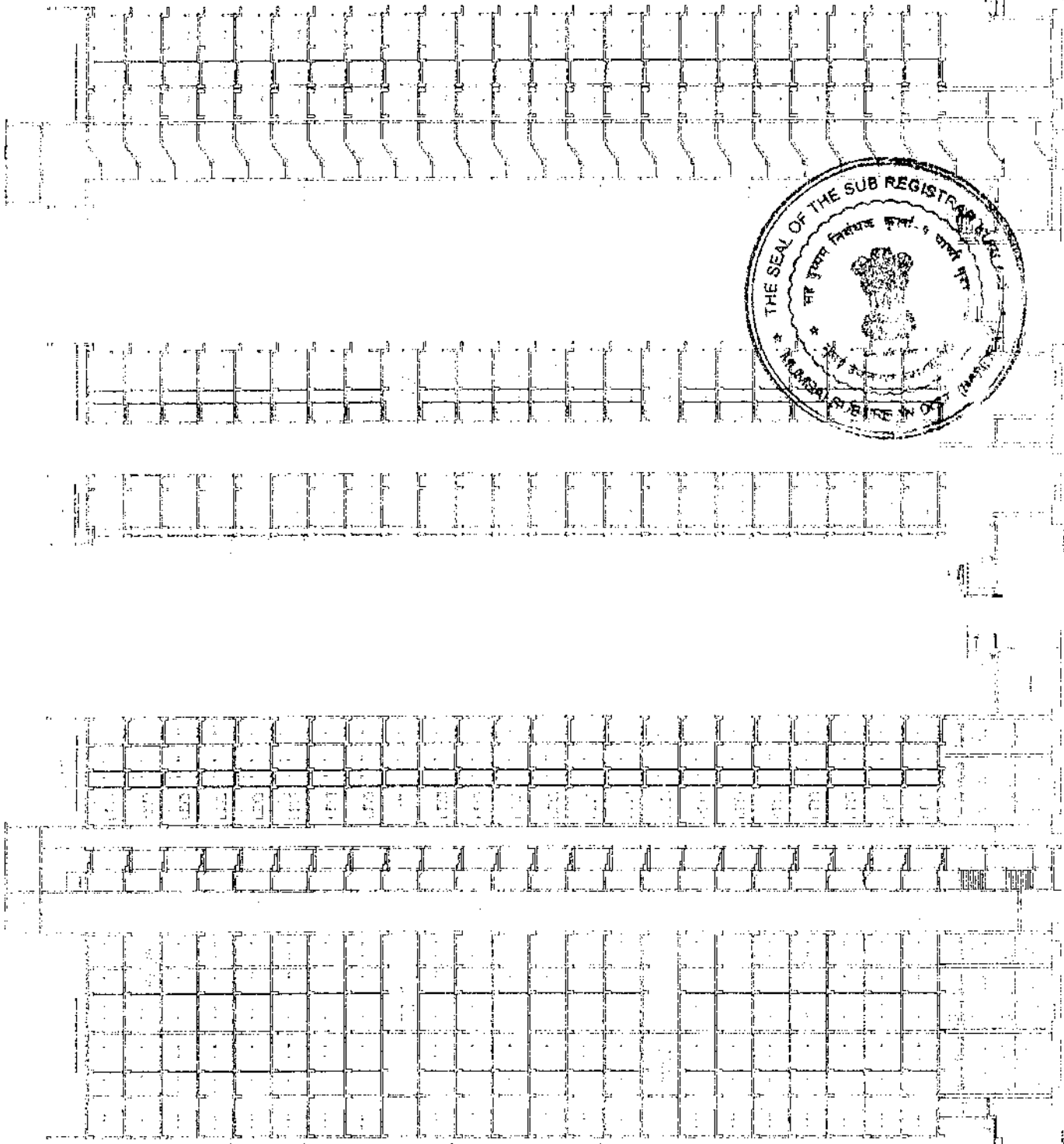
50. PROJECT COVER SHEET



SECTION D-D
VALET CANTILEVERED PARKING

करल - २		
२४७४६	७०	१०५
२०२४		

REGISTRATION NO. 100/2024



Annexure D

Annexure E

करल - २		
२६७४६	७९	१०५
२०२४		

SPECIFICATIONS AND AMENITIES

1. Building with RCC Structures as per consultants design with elevation features.
2. Sand face cement plaster outside the building and smooth neeru finish plaster(except flats)inside the building.
3. Woodwork:
 - A. Main doors seasoned wood frame with wooden/pre moulded shutter oil.....both sides or laminates on both sides, hinges with necessary fittings or any other door
 - B. Other doors: wooden frames with flush door shutters.
 - C. Toilet doors: wooden door or aluminum door or any other door.
4. Windows:
 - a.Coloured anodized or powder coated aluminum or equivalent windows with.....glass/reflective frames for windows
 - b. Marble or granite frames for Windows.
5. Kitchen:
 - a. Vitrified tiles/ceramic tile flooring with granite platform and tiles up to 2 ft height above the platform.
 - b. Granite kitchen platform with S.S sink.
6. Toilet :
 - a. Ceramic tile flooring with hind ware or equivalent sanitary fittings and good quality plumbing fittings without loft and false ceiling.
 - b. Jaguar or equivalent quality C.p fittings.
 - c. Full tiling up to 7'0 height.
7. Bathroom: Hot and cold water mixer in bathroom.
8. Plumbing: PVC or AC pipes with C.1 fittings from outside overhead and underground water tanks with pumps or pump room and /or hydro pneumatic system as per MCGM Norms.
9. Electricity Works:
 - a. Electric points with closed circuits.
 - b. Concealed electrical pipes and wiring in flat as under.



	Light pt	Fan pt	Plug pt	Wifi pt
Hall	2	2	2	-
Bedroom	1	1	2	-
Kitchen	1	1	3	-
Toilet	1	-	-	-
Passage	1	-	-	1

10. Flooring:
 - a. Vitrified tiles/ ceramic tiles/marbles Flooring in the entire Flat.
 - b. Decorative ceramic tile flooring in main passage.
 - c. Terrace flooring shall be of mosaic tile pieces or I.P.S finish.
 - d. The staircases, landings and mid Landings with Kota/Tandur stone or equivalent flooring.
11. Colours: Buildings shall be painted with two coats of lime wash from inside the flat and in common areas and two coats of snowcem or its equivalent from outside.
12. Ultra: Modern high speed lights. Two lifts with automatic doors.

~~Signature~~
Raita

वर्ग - २		
२६०४६	७२	१०५
२०२४	13. Adequate fire fighting systems as required by C.F.O authorities. Lightening arrestor as per requirement	

14. Telephone point in flat, telephone cables and intercom systems.
 15. Mechanical car parking provision as per permission of MCGM/MHADA
 16. Rain water harvesting.
 17. Sprinkles system in living room, bedroom and kitchen.
 18. Common Areas:
 - a. Staircase and main passage
 - b. Pump room
 - c. Lift room and lift well
 - d. Decorative entrance on ground floor
 19. Common Amenities:
 - a. R.C.C underground and overhead tanks.
 - b. Pumps
 - c. Lifts
 - d. Lights and electrical fittings in staircase, entrance hall and compound.
 - e. Meter cabin
 - f. Exterior plumbing fixtures
- B. Fire fighting system





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

करल - २		
२६०४६	७३	१०५
२०२४		

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800046881

Project: **Puneet Brahmand**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS No 352pt S No 113pt Kuria, Kuria, Mumbai Suburban, 400083;**

- Puneet Edifice Pvt Ltd** having its registered office / principal place of business at **Tenso, Thane, District Thane, Maharashtra, Pin: 400602.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **16/09/2022** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Mr. Arun Appasaheb Nadagoudar
(Secretary Incharge, MahaRERA)
Date: 16-09-2022 17:32:06

Dated: 16/09/2022
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



म्हाडा
MHADA



NO.CO/MB/REE/NOC/F-1369/207/2022
Dated: 02 FEB 2022

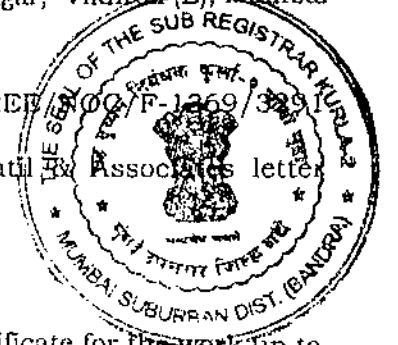
Consent letter for Commencement Certificate for
only (i.e. For Zero FSI)

the Work up to Plinth		
२६०४६	७४	१०५
२०२४		

To,
The Executive Engineer (Eastern Suburb),
Building Permission cell, Greater Mumbai,
Planning Authority, MHADA,
Bandra (E), Mumbai 400 051.

Sub : Consent Letter for Commencement Certificate for the work up to plinth only i.e. for Zero FSI for redevelopment of existing Building No. 12, known as Tagore Nagar MILIND CHSL., bearing CTS No. 352(pt), S.No.113 (pt.), at village-Hariyali, Tagore Nagar, Vikhroli (E), Mumbai - 400 083 under DCPR 2034.

Ref : 1. This office Offer letter No. CO/MB/REE/NOC/F-1369/339/2021, dated 30.12.2021.
2. Society's Architect M/s Subhash Patil & Associates letter dated 10.01.2022.



Sir,

There is no objection to issue Commencement Certificate for the work up to plinth only i.e. for Zero FSI for the proposed work on existing Building No. 12, known as Tagore Nagar MILIND CHSL., bearing CTS No. 352(pt), S.No.113 (pt.), at village-Hariyali, Tagore Nagar, Vikhroli (E), Mumbai - 400 083 from M.H. & A.D. Board's side regarding the allotment is on sub-divided plot as per demarcation plan admeasuring about 833.47 m² (i.e. 587.08 m² as per Lease deed + 246.39 m² additional land).

Now by this letter Commencement Certificate for the work up to plinth only i.e. for Zero FSI may be permitted subject to condition that, the society should comply all the Terms & Conditions mentioned in the offer letter under reference no. 1 prior to further consent for Commencement Certificate for work above plinth.

गृहनिर्माण भवन, कलानगर, वॉर्डे (पू), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००, २६५९२८७७, २६५९२८८९
फॅक्स नं. ०२२-२६५९२०५८ / पत्रपेटी क्र. ८१३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.
Phone : 66405000, 26592877, 26592881.
Fax No. : 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in

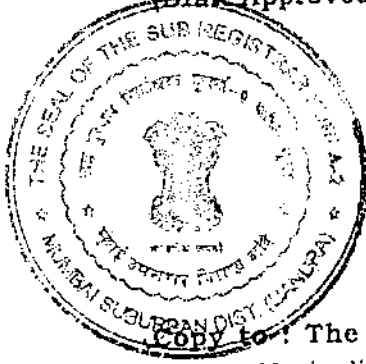
कमल - २		
२२०८६	५५	७०५
२०२४		

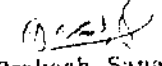
Hence further Commencement Certificate for work above the plinth should not be granted unless consent letter duly signed by Chief Officer / Mumbai Board is submitted to your department.

The society will have to commence the work within the period of Six Months from the date of issue of this letter as well as complete the work within 30 months.

One Set of approved plan should be submitted by you to this office.

(Draft Approved by CO/MB)




(Prakash Sanap)
Resident Executive Engineer
Mumbai Board

Copy to :- The Secretary:- Building No.12, Tagore Nagar MILIND CHSL. at village- Hariyali, Tagore Nagar, Vikhroli (E), Mumbai - 400 083.

Copy to Architect : M/s Subhash Patil & Associates. 41, Shreerang shopping centre, Shreerang Co.Op.Society, Thane (W) - 400 601 for information

Copy forwarded for information and necessary action in the matter to :-

- 1) Dy. Chief Engineer (East) / Mumbai Board for information.
- 2) Architect Cell, Mumbai Board
- 3) Executive Engineer Kurla Division.
 - i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
- 4) Shri. Jadhav/ Assistant for MIS record.



करल - २		
२६०४६	७६	१०५
२०२४		

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-8/1111/2024/FCC/1/New

Date : 01 March, 2024

To

PUNEET EDIFICE PVT.LTD

401/402, 4th floor, Tulsee
chambers, Opp. Teen Petrol
Pump, LBS Road,Thane-400602

Sub : Proposed redevelopment or Existing building no. 12 known as 'Tagor Nagar Milind co-op Hsg soc. ' on plot bearing CTS NO. 352(pt) or Tagor Nagar Mhada (Layout) at Vikhrol (E) , MUMBAI -400083



Dear Applicant,

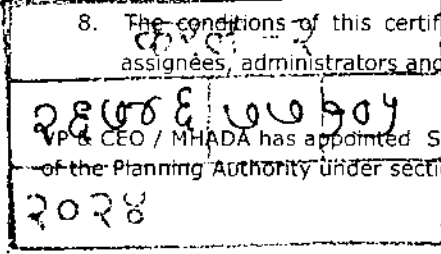
With reference to your application dated 31 May, 2022 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment or Existing building no. 12 known as ' Tagor Nagar Milind co-op Hsg soc. ' on plot bearing CTS NO. 352(pt) or Tagor Nagar Mhada (Layout) at Vikhrol (E) , MUMBAI -400083.**

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



VP & CEO / MHADA has appointed Shri. Prashant Dhattrak, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 03 July, 2024

Issue on 04 July, 2022

Valid Upto : 03 July, 2023

Application No. MH/EE/(BP)/GM/MHADA-8/1111/2022/CC/1/New

Remark : The C.C. is granted upto top of Plinth level i.e. height up to 0.60 mtrs. as per approved ZERO FSI I.O.A. plans on dtd. 29.04.2022

Issue on 01 March, 2024

Valid Upto : 03 July, 2024

Application No. MH/EE/(BP)/GM/MHADA-8/1111/2024/FCC/1/New

Remark :

This C.C. is further extended for building comprising of Ground floor partly use entrance lobby, Society office, Meter Room, Pump room & partly use mechanized car parking system with 2 pit & 2 stack parking + 1st to 19th upper Residential floor with total building height 58.54 mt. from AGL as per last approved Amended plans issued on dtd.05.10.2023 vide u/no. MH/EE/(B.P.)/GM/MHADA- 8/1111/2023}.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Name : Prashant
Damodar Dhattrak
Designation : Executive
Engineer
Organization : Personal
Date : 01-Mar-2024 19:

**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

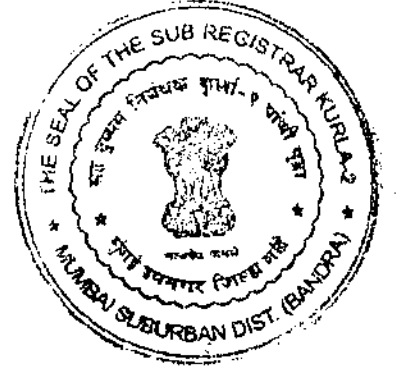
Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to : -

5. EE Kurla Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - SUBHASH GANPATRAO PATIL.
9. Secretary Milind co-op hsg soc.

करल - २		
२८७४६	७८	१०५
२०२४		



Dated: 14th Nov, 2024

NOC no.: FY-24-25/NOC/PEPT/033

To
M/s. Puneet Edifice Pvt Ltd
401/402, Tulsi Chambers, Opp Teen Petrol Pump,
Thane West, Maharashtra, 400602

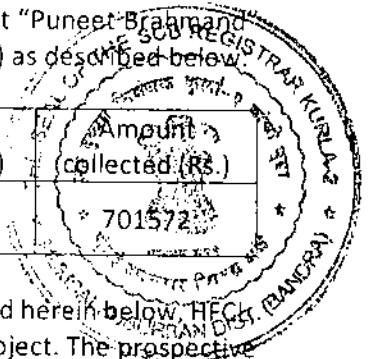
करल - २		
२४७७६	७९	१०५
२०२४		

Sub: Issuance of No Objection Certificate (NOC) for sale of 1 residential Unit of the Project "Puneet Brahmand" mortgaged with Hero Fincorp Limited (HFCL).

Dear Sir / Madam,

This is with reference to your request dated 13th Nov, 2024, regarding No Objection Certificate (NOC) for sale of 1 residential unit (hereinafter referred to as Unit(s) under the Project "Puneet Brahmand" (hereinafter referred to as Project) mortgaged with Hero Fincorp Limited (HFCL) as described below.

Name of the Buyer	Unit No.	Unit RERA Carpet Area (sq ft)	Unit Sale Value (Rs.)
Mr. Shinde Krishnat Ananda & Mrs. Anita Krishna Shinde	1204	427.01	7795239



As requested by you, we hereby confirm that subject to the conditions mentioned herein below, HFCL has no objection in your selling of the said Unit(s) as mentioned above of the Project. The prospective buyer, as stated above, of the said Unit(s) may avail housing loan from any Banks / Financial institution(s).

Further, provided that all amounts receivable by you from the prospective buyer of such Unit(s) towards sale consideration of the said Unit(s) shall be credited in "PUNEET EDIFICE PRIVATE LIMITED PUNEET BRAHMAND MASTER ESCROW A/C"- 57500001461136, HDFC Bank, IFSC Code - HDFC0002504".

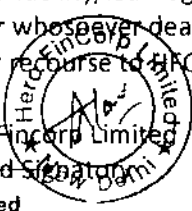
HFCL charge on the above-mentioned Unit(s) will continue till deposit of entire sale consideration in above account. On deposit of sale consideration as above, our mortgage shall automatically stand released and discharged.

Please note that the NOC is being issued in respect of the Unit(s) of the Project as mentioned above only and HFCL shall continue to hold charge on the other residential/commercial unit(s) of the Project, which shall be released only on receipt of full payment against the respective unit(s).

Further, this NOC for sale of above Unit(s) is restricted for sale to name(s) stated above. In case of any change in the details of the said Unit(s) or the unit is cancelled by the prospective buyer the said NOC stands null and void.

Kindly further note that, a violation of any terms of this NOC shall tantamount to an "event of default" under the facility/loan agreement dated Jan-2024 and shall also render this NOC inoperative and thereafter whosoever deals with such units shall be so dealing at their own risk and perils without any liability or recourse to HFCL.

For Hero Fincorp Limited
Authorized Signatory



Hero FinCorp Limited
CIN: U74899DL1991PLC046774
Registered Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi, 110057 - INDIA
Corporate Office: 9, Community Centre, Basant Lok, Vasant Vihar, New Delhi, 110057 - INDIA
Telephone: +91-11-49487150; Website: www.hero-fincorp.com

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



स्वातंत्र्याचा अमृत महोत्सव

म्हाडा
MHADA



NO.CO/MB/REE/NOC/F-1369/ 207 /2022
Dated: 02 FEB 2022

Consent letter for Commencement Certificate for the work up to Plinth
only (i.e. For Zero FSI)

करल - २	
२६७८६	८०९०५
२०२४	

To,
The Executive Engineer (Eastern Suburb),
Building Permission cell, Greater Mumbai,
Planning Authority, MHADA,
Bandra (E), Mumbai 400 051.

Sub : Consent Letter for Commencement Certificate for the work up to plinth only i.e. for Zero FSI for redevelopment of existing Building No. 12, known as Tagore Nagar **MILIND** CHSL., bearing CTS No. 352(pt), S.No.113 (pt.), at village-Hariyali, Tagore Nagar, Vikhroli (E), Mumbai - 400 083 under DCPR 2034.

Ref : 1. This office Offer letter No. CO/MB/REE/NOC/F-1369/2021, dated 30.12.2021.
2. Society's Architect M/s Subhash Patil & Associates' letter dated 10.01.2022.



Sir,

There is no objection to issue Commencement Certificate for the work up to plinth only i.e. for Zero FSI for the proposed work on existing Building No. 12, known as Tagore Nagar **MILIND** CHSL., bearing CTS No. 352(pt), S.No.113 (pt.), at village-Hariyali, Tagore Nagar, Vikhroli (E), Mumbai - 400 083 from M.H. & A.D. Board's side regarding the allotment is on sub-divided plot as per demarcation plan admeasuring about **833.47 m²** (i.e. 587.08 m² as per Lease deed + 246.39 m² additional land).

Now by this letter Commencement Certificate for the work up to plinth only i.e. for **Zero FSI** may be permitted subject to condition that, the society should comply all the Terms & Conditions mentioned in the offer letter under reference no. 1 prior to further consent for Commencement Certificate for work above plinth.

गृहनिर्माण भवन, कलानगर, बंद्रे (पू), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००, २६५९२८७७, २६५९२८८९
फॅक्स नं. ०२२-२६५९२०५८ / पत्रपेटी क्र. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai 400 051.
Phone : 66405000, 26592877, 26592881.
Fax No. : 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in

करल २

२६०४ ए (१) १०५

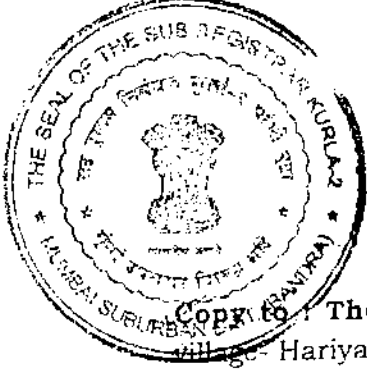
२०२४

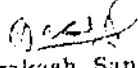
Hence further Commencement Certificate for work above the plinth should not be granted unless consent letter duly signed by Chief Officer / Mumbai Board is submitted to your department.

The society will have to commence the work within the period of Six Months from the date of issue of this letter as well as complete the work within 36 months.

One Set of approved plan should be submitted by you to this office.

(Draft Approved by CO/MB)




(Prakash Sanap)
Resident Executive Engineer
Mumbai Board

Copy to The Secretary:- Building No.12, Tagore Nagar MILIND CHSL, at village- Hariyali, Tagore Nagar, Vikhroli (E), Mumbai - 400 083.

Copy to Architect : M/s Subhash Patil & Associates, 41, Shreerang shopping centre, Shreerang Co.Op.Society, Thane (W) - 400 601 for information

Copy forwarded for information and necessary action in the matter to:-

- 1) Dy. Chief Engineer (East) / Mumbai Board for information.
- 2) Architect Cell, Mumbai Board
- 3) Executive Engineer Kurla Division.
 - i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
- 4) Shri. Jadhav/ Assistant for MIS record.



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-8/1111/2022/CC/1/New

Date : 04 July, २०२२

To

PUNEET EDIFICE PVT.LTD

401/402, 4th floor, Tulsee
chambers, Opp. Teen Petrol
Pump, LBS Road, Thane-400602

२६७४६		१२ १०५	
२०२२			

Sub : Proposed redevelopment or Existing building no. 12 known as ' Tagor Nagar Milind co-op Hsg soc. ' on plot bearing CTS NO. 352(pt) or Tagor Nagar Mhada (Layout) at Vikhrolli (E) , MUMBAI -400083

Dear Applicant,

With reference to your application dated 31 May, 2022 for development permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 for development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment or Existing building no. 12 known as ' Tagor Nagar Milind co-op Hsg soc. ' on plot bearing CTS NO. 352(pt) or Tagor Nagar Mhada (Layout) at Vikhrolli (E) , MUMBAI -400083.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in IOA No. MH/EE/(BP)/GM/MHADA-8/1111/2022/IOA/1/Old dt: 29 April, 2022 and following conditions:

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall

करल - २	
२८०४६	(३०५)
२०२३	

be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. A N Rathod Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto 03 July, 2023

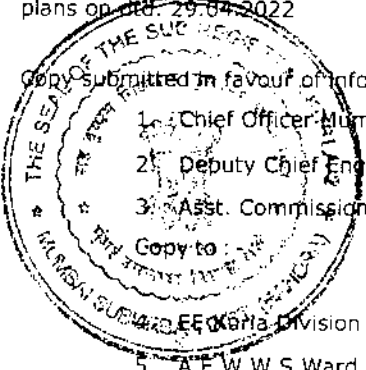
Remarks : This C.C. is granted upto top of Plinth level i.e. height up to 0.60 mtrs. as per approved ZERO FSI I.O.A. plans on dtd. 29.04.2022

Copy submitted in favour of information please

1. Chief Officer-Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.

Copy to :

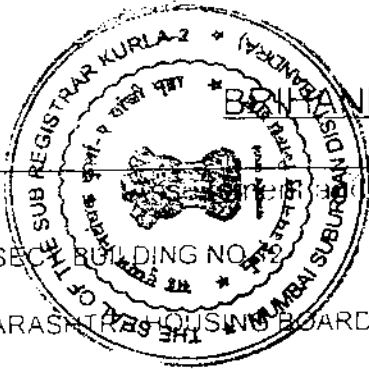
4. EE Kopla Division / MB.
5. A.E.W.W S Ward MCGM.
6. A.A. & C S Ward MCGM
7. Architect / LS - SUBHASH GANPATRAO PATIL
8. Secretary Milind co-op hsg soc.



Name : Anil Namdeo
Rathod
Designation : Executive
Engineer
Organization : Personal
Date : 04-Jul-2022 17:

**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

502-2
 2002
 2020
 2020



MUMBAI MAHANAGAR PALIKA

Collection Dept NEFT

PG Trn No null
 Date 03/02/2022 10:37:08
 Receipt No 2022ACR03510025
 Tax Property
 Account No SX0300310020000

Received with Thanks from
 Bill Party Name: THE SEC BUILDING NO
 Assessee's Name MAHARASHTRA HOUSING BOARD

State Code PAN No GST No UIN No Place of Supply Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+ Dischq.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202010BIL12872983	01/01/2021	2736	0+0+514+88+0+0+0	3338	0	3338	3338
202020BIL12872984	01/01/2021	2736	0+0+514+88+0+0+0	3338	0	3338	3338
202110BIL14112743	01/09/2021	2736	0+0+140+24+0+0+0	2900	0	2900	2900
202120BIL14112744	01/09/2021	2736	0+0+93+16+0+0+0	2845	0	2845	2845

Seq No	Instrument type	Date	No	MICR No	Bank	Status	Amount	12421	0	12421	12092
1	NEFT	03/02/2022	154	12092	NEFT						

Net Amount 12092
 CGST 0
 SGST 0
 JGST 0
 RGSJ 0
 Gross Value 12092

Total In Words: Twelve Thousand Ninety Two Only

Advanced Payment HSN/SAC NO 999111 Created By
 Rent Part Payment MCGM PAN NO AAALM0042L Printed By By Portal
 Type of Collection MCGM GST NO 27AAALM0042L3Z4 Printed On 03/02/2022 13:16



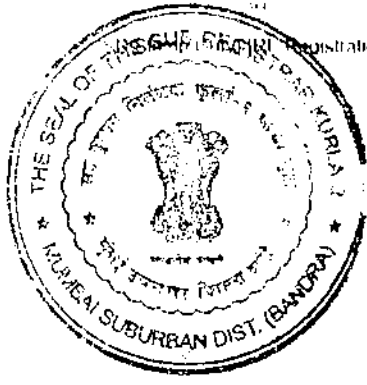
करल - २
 १६७७६ (६) १०५
 २०२४



... (The following text is a list of entries, likely a schedule or index, containing names and identification numbers. Due to the low resolution and bleed-through, the text is largely illegible. It appears to be a list of names followed by their respective identification numbers, such as 'MUMBAI' and '400083'.)

Payment Details

Sl. No.	Purchase Type	Vendor/Category	GRND Reference	Amount	Used At	Deface Number	Deface Date
करल - २							
२६७४६	CC	१०१					
२०२०							
01			070320221254	1000	RF	070320221254	2022-12-28
02			070320221254	2000	RF	070320221254	2022-12-28
03			070320221254	2000	RF	070320221254	2022-12-28
04			070320221254	2000	RF	070320221254	2022-12-28
05			070320221254	2000	RF	070320221254	2022-12-28
06			070320221254	2000	RF	070320221254	2022-12-28
07			070320221254	2000	RF	070320221254	2022-12-28
08			070320221254	2000	RF	070320221254	2022-12-28
09			070320221254	2000	RF	070320221254	2022-12-28
10			070320221254	2000	RF	070320221254	2022-12-28
Registration Fee] [DHC Document Handling Charges]							



मूची क्र.2

दुय्यम निबंधक : सह. दु. नि. कुर्ला 3

दस्त क्रमांक : 17930/2021

23/1/2021

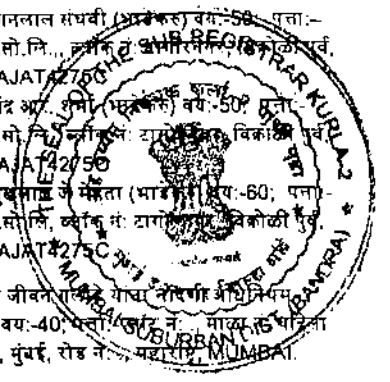
नोंदणी :

Regn:63m

गावाचे नाव : विक्रोळी

- (1) विक्रीपत्राचा प्रकार भाडेपट्टा
- (2) गावदरजा 0
- (3) बाजारभाव (भाडेपट्ट्याच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुन्या करावे) 11227000
- (4) मू-मापन, पोट्टिस्त्रिया व धरज्यांक (अमन्यास) 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: जमिन व बांधकाम, मोज विक्रोळी, ता. कुर्ला, मुंबई येथील सिटी सर्वे नं. 352 पार्ट, विल्डींग नं. 12, टागोरनगर मिलिंद को. ऑप. हो. सो. लि., टागोरनगर, विक्रोळी पूर्व, मुंबई, जमिनीचे क्षेत्र 587.08 चौ.मी. अभिनिर्णीत दस्त 1100901/548/21/K/1005/21--- भाडेपट्टा ((C.T.S. Number : 352 पार्ट ; Survey Number : 113 पार्ट ;))
- (5) क्षेत्रफळ 1) 587.08 चौ.मीटर
- (6) गाकारणी किंवा जुटी देण्यात अमेन तब्हा.
- (7) दस्तोबंद करून देणा-या/विद्वान ठेवणा-या पक्षदाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- 1): नाव:-टागोरनगर मिलिंद को.ऑप.हो.सो.लि., तर्फे अध्यक्ष सुरेश छगनलाल संपवी (भाडेकरू) वय:-58, पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: टागोरनगर मिलिंद को.ऑप.हो.सो.लि., ब्लॉक नं. 3, भाडेपट्टी, विक्रोळी पूर्व, मुंबई, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AAJAT#2750
- 2): नाव:-टागोरनगर मिलिंद को.ऑप.हो.सो.लि., तर्फे सेक्रेटरी सुभाषचंद्र अ. सुभाष (भाडेकरू) वय:-50, पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: टागोरनगर मिलिंद को.ऑप.हो.सो.लि., ब्लॉक नं. 3, भाडेपट्टी, विक्रोळी पूर्व, मुंबई, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AAJAT#2750
- 3): नाव:-टागोरनगर मिलिंद को.ऑप.हो.सो.लि., तर्फे खजिनदार हसनमुहम्मद जे मक़ता (भाडेकरू) वय:-60, पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: टागोरनगर मिलिंद को.ऑप.हो.सो.लि., ब्लॉक नं. 3, भाडेपट्टी, विक्रोळी पूर्व, मुंबई, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AAJAT#2750
- (8) दस्तोबंद करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- 1): नाव:-मुंबई हौसिंग अँड एरिआ डेव्हलपमेंट बोर्ड मुंबई तर्फे सी ई ओ जीवन शिंदे, गावा नोंदणी अधिनियम 1908 चे कलम 88 अन्वये कबुलीजबाबाभाठी हजर राहाणेकरिता सूट वय:-40, पत्ता:- सुट नं. , माळा नं. , भाडेपट्टी, विक्रोळी पूर्व, मुंबई, रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-
- (9) दस्तोबंद करून दिल्याचा दिनांक 22/11/2021
- (10) दस्त नोंदणी केल्याचा दिनांक 23/11/2021
- (11) अनुक्रमांक, खंड व पृष्ठ 17930/2021
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 561350
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शून्य

करल-२		
२६०४६	८९	१०५
२०२४		



सह. दु. नि. कुर्ला-

मुल्यांकनासाठी विनाश घेतलेला तपशील.

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण गावाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारण्यात आलेल्या अनुच्छेद

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

करल - २		
२४७६६	१०	१०५
२०२६		

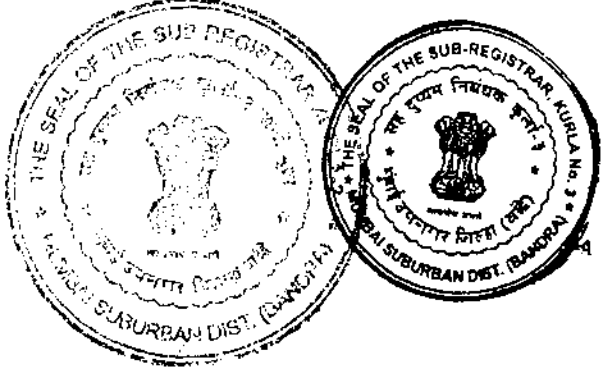
11/23/2021

Index-II

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	अभिनिगीत दस्त 1100901/548/21/K/1005/21	कुला	551350	SD		
2		eChallan		MH009056149202122E	30000	RF	0004285164202122	22/11/2021
3		DHC		2211202112992	1600	RF	2211202112992D	22/11/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



मूची क्र.2

दुय्यम निबंधक, मह.दु.नि. कुर्ला 3

दस्त क्रमांक : 17931/2021

25/11/2021

नोंदणी :

Regn:63m

गावाचे नाव : विक्रोळी		करल - २	
(1) विलेखाचा प्रकार	मेल डीट	२६७४६	९९९०५
(2) मोंवदना	126464	२०२४	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबत नसताना) आकारणी देतो की पट्टेदार ते नसूद करावे)	0		
(4) भू-मापन, पोटोहिम्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: जमिन व बांधकाम, मौजे विक्रोळी, ता. कुर्ला, मुंबई येथील सिटी सर्वे नं. 352 पार्ट, बिल्डींग नं. 12, टागोरनगर मिलिंद को. ऑप. ही. सो. लि., टागोरनगर, विक्रोळी पूर्व, मुंबई. जमिनीचे क्षेत्र 587.08 चौ.मी. अभिलेखित दस्त 1100901/549/21/K/1006/21 दि 03/11/2021((C.T.S. Number : 352 पार्ट, ;))		
(5) क्षेत्रफळ	1) 587.08 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात अगेल वेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- मुंबई हीसिंग अँड एरिआ डेव्हलपमेंट बोर्ड मुंबई तर्फे सी ई ओ जीवित गुणवत्तेच्या नोंदणी अखत्यार 1908 चे कलम 88 अन्वये कबुलीजबाबासाठी हजर राहाणेकरीता मूट क्र. -40, परगाव, पोस्टमार्ग, भाकम नं. 1 पहिला मजला., इमारतीचे नाव: म्हाडा, ब्लॉक नं: गृहनिर्माण भवन, वॉर्क नं. मुंबई, रोड नं. महाराष्ट्र, मुंबई. पिन कोड:-400605 पॅन नं:-		
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- टागोरनगर मिलिंद को. ऑप. ही. सो. लि., तर्फे अध्यक्ष सुरेश अमनलाल संपवी वर 300 पत्ता:- प्लॉट नं. , माळा नं: , इमारतीचे नाव: टागोरनगर मिलिंद को. ऑप. ही. सो. लि., ब्लॉक नं. टागोरनगर, विक्रोळी पूर्व, मुंबई, रोड नं: , महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:- AAJAT4275C 2): नाव:- टागोरनगर मिलिंद को. ऑप. ही. सो. लि., तर्फे सेक्रेटरी सुभाषचंद्र शिंदे, शोप. वॉच: 50 पत्ता: , माळा नं: , इमारतीचे नाव: टागोरनगर मिलिंद को. ऑप. ही. सो. लि., ब्लॉक नं. टागोरनगर, विक्रोळी पूर्व, मुंबई, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:- AAJAT4275C 3): नाव:- टागोरनगर मिलिंद को. ऑप. ही. सो. लि., तर्फे खजिनदार हसमुखलाल जे. मेहता वॉच:- 60; पत्ता:- प्लॉट नं: , माळा नं: , इमारतीचे नाव: टागोरनगर मिलिंद को. ऑप. ही. सो. लि., ब्लॉक नं: टागोरनगर, विक्रोळी पूर्व, मुंबई, रोड नं: , महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:- AAJAT4275C		
(9) दस्तऐवज करून दिल्याचा दिनांक	22/11/2021		
(10) दस्त नोंदणी केल्याचा दिनांक	23/11/2021		
(11) अनुक्रमांक, खड व पृष्ठ	17931/2021		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	6400		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1300		
(14) शेरा			

सह. दुय्यम
कुर्ला-३

मुल्यांकनासाठी विचारत घेतलेला तपशील :- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

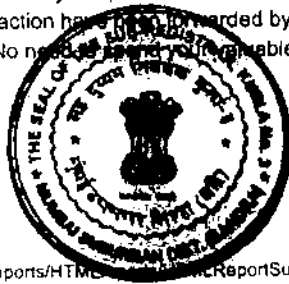
सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयाने स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction has been recorded by Email (dated 23/11/2021) to Municipal Corporation of Greater Mumbai.

No need to spend time and energy to submit this documents in person.

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

Payment Details

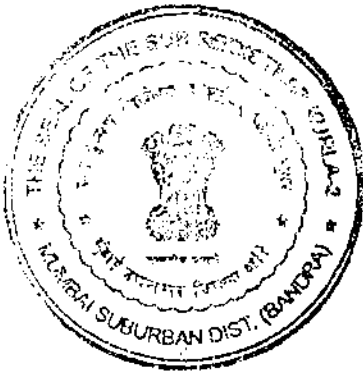
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	1100901/549/21/K/1006/21	कुर्ला	6400	SD		
2		eChallan		MH009055864202122E	1300	RF	0004285235202122	22/11/2021
3		DHC		2211202113123	1520	RF	2211202113123D	22/11/2021

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

करल - २

२६७४६ ९२ १०५

२०२०



करल - २		
२६७४६	६३	७०५
२०२०		



भारतीय स्टेट बैंक
State Bank Of India

(09055) - VIHAR LAKE (MUMBAI)
P.O. NITIE, MUMBAI, MUMBAI
DT: GREATER MUMBAI, MAHARASHTRA 400087
Tel: 22-28575059 IFS Code : SBIN0009055



या धारक को OR BEARER

PAY

₹ 491 RUPEES

अदा करें ₹

27-11-2020

10035941035

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH FOR NON-CASH TRANSACTION ONLY

53014953001

SB ACCOUNT

PREFIX:
0438200164

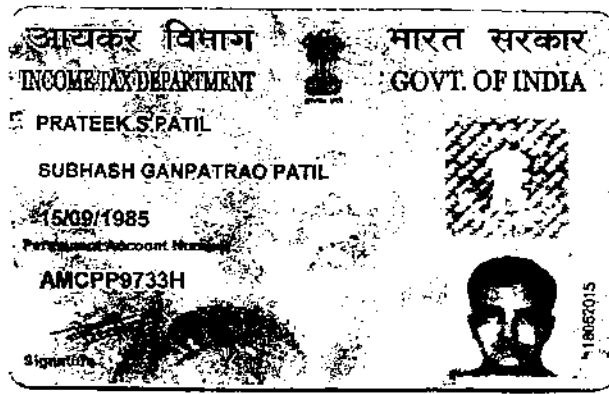
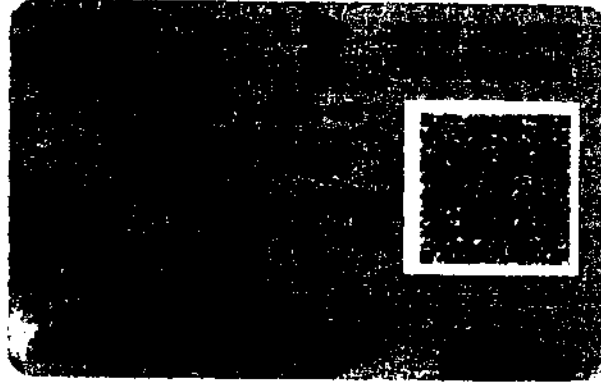
KRISHNAT A. SHIND

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

⑈ 973952⑈ 400002117⑈ 010002⑈ 31

करल - २
२६७४६ | ९४ १०५
२०२४



[Handwritten signature]

Agreement for Sale
Flat No: 1204

करल - २		
२६७४६	९	१०१
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NIKITA KHANDU LAKADE
KHANDU BABAJI LAKADE

15/01/1998

Permanent Account Number

AOTPL9986K

Signature



AGREEMENT FOR SALE

Flat No. 1204

Nikade

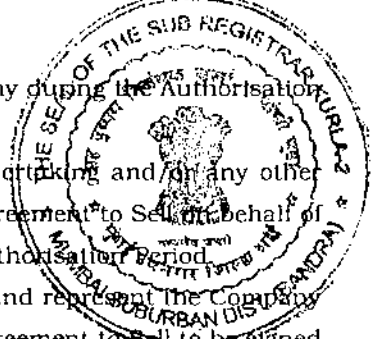
Dated: 11/11/2024

AUTHORITY LETTER

TO WHOMSOEVER IT MAY CONCERN

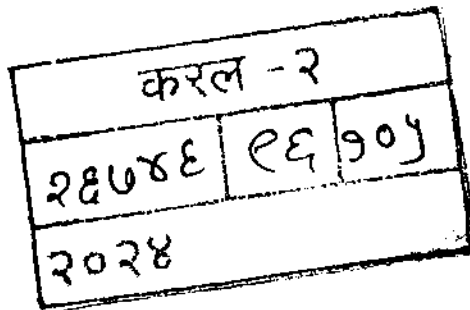
In exercise of the powers conferred upon me by Puneet Edifice Pvt. Ltd. ("**Company**") vide Board Resolution dated 04.12.2022, I, Prateek S. Patil, the Chief Executive Office of the Company hereby authorise Ms. Nikita Khandu Lakade, the Assistant Manager CRM of the Company to do the acts, action(s), deeds and things as specifically set out hereinbelow, on behalf of the Company in relation to the Agreement to Sell required to be signed, executed and registered for Unit No. 2024 in the Company's project in the name and style of '**Puneet Brahmand**' during the period from 01.02.2023 to 30.12.2024 ("**Authorisation Period**")

1. To sign and execute the Agreement to Sell on behalf of the Company during the Authorisation Period.
2. To sign and execute any applications, affidavits, documents, undertakings and/or any other documents as necessary in respect of or in connection with the Agreement to Sell on behalf of the Company for the effective execution of the same, during the Authorisation Period.
3. To appear before the Sub-Registrar or any Registration Authority and represent the Company in person and to present before such Registration authority the Agreement to Sell to be signed and executed on behalf of the Company for the purpose of registration of the said Agreement to Sell, during the Authorisation Period.
4. To admit the execution of the Agreement to Sell and related documents or papers so signed and executed on behalf of the Company and to do all such other acts, deeds and things necessary to complete the registration of the Agreement to Sell and related documents or papers so signed and executed on behalf of the Company, during the Authorisation Period.



The powers and authorisation granted herein shall be valid only during the Authorisation Period and shall be deemed to cease and shall automatically stand revoked on the expiry of such Authorisation Period. This authorisation is limited to the powers as specifically conferred herein.

Yours Faithfully,



Prateek S. Patil
Chief Executive Officer
Puneet Edifice Pvt. Ltd.

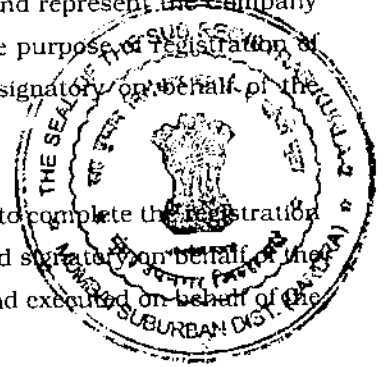
Dated: 11/11/2024

AUTHORITY LETTER

TO WHOMSOEVER IT MAY CONCERN

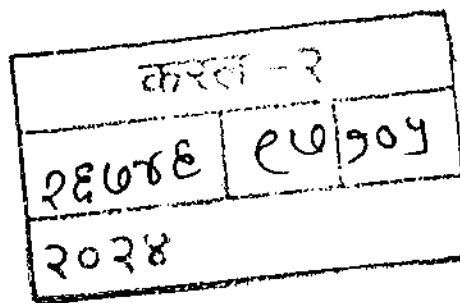
In exercise of the powers conferred upon me by Puneet Edifice Pvt. Ltd. ("**Company**") vide Board Resolution dated 10.04.2023, I, Prateek S. Patil, the Chief Executive Officer of the Company hereby authorise **Sanjay Anant Adhatrao** to do the acts, action(s), deeds and things as specifically set out hereinbelow, on behalf of the Company in relation to the Agreement to Sell required to be registered for Unit No. 204 in the Company's project in the name and style of '**Puneet Brahmand**' during the period from 05.04.2023 to 30.12.2024 ("**Authorisation Period**")

1. To appear before the Sub-Registrar or any Registration Authority and represent the Company in person and to present before such Registration authority for the purpose of registration of Agreement to Sell which is signed and executed by authorised signatory on behalf of the Company, during the Authorisation Period.
2. To admit and to do all such other acts, deeds and things necessary to complete the registration of the Agreement to Sell which is signed and executed by authorised signatory on behalf of the Company and such other related documents or papers so signed and executed on behalf of the Company, during the Authorisation Period.



The powers and authorisation granted herein shall be valid only during the Authorisation Period and shall be deemed to cease and shall automatically stand revoked on the expiry of such Authorisation Period. This authorisation is limited to the powers as specifically conferred herein.

Yours Faithfully,




Prateek S. Patil

Chief Executive Officer
Puneet Edifice Pvt. Ltd.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJAY ANANT ADHATRAO
ANANT RAJARAM ADHATRAO
20/10/1975
Permanent Account Number
AGMPA2637F

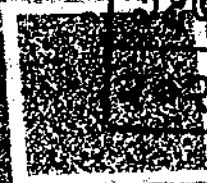


Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANANT RAJARAM ADHATRAO
20/10/1975
Permanent Account Number
AGMPA2637F




Handwritten signature: Anita

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHINDE KRISHNAT ANANDA
ANANDA SHINDE
28/12/1978
Permanent Account Number
BCIPS6646F



Handwritten signature: Ananda Shinde

THE UNION OF JARWA
JHARKHAND STATE MOTORVEHICLE REGISTRATION



DL No: MH04 20170020276
Veh No: 01-06-2028 (INT)

AUTHORISATION TO DRIVE FOLLOWING OF VEHICLES THROUGHOUT INDIA

GOV DOI
LMV: 17-08-2017
MCWOG: 28-11-2017


DOB: 02-08-1975

Signature/Thumb Impression of Holder



मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



आयकर विभाग का दायित्व है, आधारकार्ड का उपयोग केवल पहचान के लिए है।
इस आधारकार्ड का उपयोग करके आप अपने आधार कार्ड का उपयोग कर सकते हैं।
आधारकार्ड का उपयोग करके आप अपने आधार कार्ड का उपयोग कर सकते हैं।
आधारकार्ड का उपयोग करके आप अपने आधार कार्ड का उपयोग कर सकते हैं।

आधार संख्या: 0091 5428

मेरा आधार, मेरी पहचान

छां डरंग छां डराम पाटील

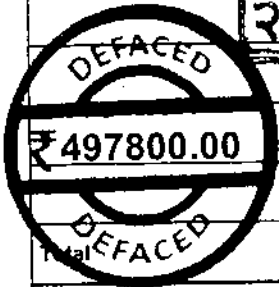


CHALLAN
MTR Form Number-6



GRN	MH013229728202425E	BARCODE	11 1000 11 1000 00 00 00 11 1000 00 00 11 1000 00 00		Date	26/12/2024-15:39:14	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Office Name				KRL2_JT SUB REGISTRAR KURLA NO 2				
Location				MUMBAI				
Year				2024-2025 One Time				
Account Head Details				Amount in Rs.		Payer Details		
0030045501 Stamp Duty				467800.00		Full Name		
0030063301 Registration Fee				30000.00		KRISHNAT ANANDA SHINDE		
						Flat/Block No.		
						FLAT NO 1204, FLOOR NO 12, BLDG NO 12.		
						Premises/Building		
						TAGORE NAGAR MILIND CHSL		
						Road/Street		
						TAGORE NAGAR VIKHROLI EAST		
						Area/Locality		
						VIKHROLI		
						Town/City/District		
						PIN		
						4 0 0 0 8 3		
						Remarks (If Any)		
						PAN2=AAKCP8860G-S... Name=PUNEET ERIPCE PRIVATE LIMITED-		
						Amount In		
						Four Lakh Ninety Seven Thousand Eight Hundred Rupees Only		
						Words		
						es Only		
Payment Details				IDBI BANK				
				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332024122810115	751296369	
Cheque/DD No.				Bank Date	RBI Date	27/12/2024-22:45:07	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

करल - २
२६७७६ | ९९ | ३०५
२०२४



Department ID : Mobile No. : 73044087
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुयम निवचक कार्यालय नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amou.
1	(IS)-370-26746	0007386035202425	30/12/2024-09:08:50	IGR198	3000
2	(IS)-370-26746	0007386035202425	30/12/2024-09:08:50	IGR198	4678
Total Defacement Amount					4,97,80

BLANK
PAGE
102
101



101
102
103



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1224290501157

Receipt Date 30/12/2024

Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 26746 dated 30/12/2024 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name MAHB

Payment Date 29/12/2024

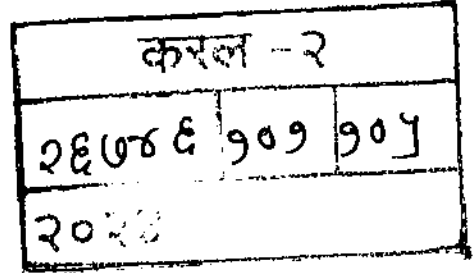
Bank CIN 10004152025122901105

REF No. 008148905

Deface No 1224290501157D

Deface Date 30/12/2024

This is computer generated receipt, hence no signature is required.



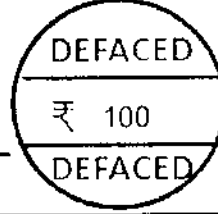


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1224301200256	Receipt Date	30/12/2024
-----	---------------	--------------	------------

Received from Self, Mobile number 9324538699, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered on Document No. 26746 dated 30/12/2024 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.

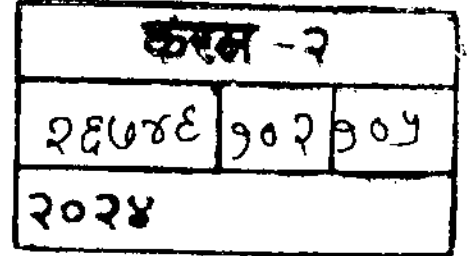


Payment Details

Bank Name	MAHB	Payment Date	30/12/2024
Bank CIN	10004152025123000248	REF No.	001455344
Deface No	1224301200256D	Deface Date	30/12/2024

This is computer generated receipt, hence no signature is required.

Handwritten signature



370/26746

सोमवार, 30 डिसेंबर 2024 9:09 म.पु.

दस्त गोषवारा भाग-1

करल2

दस्त क्रमांक: 26746/2024

दस्त क्रमांक: करल2 /26746/2024

वाजार मूल्य: रु. 65,26,175/-

मोबदला: रु. 77,95,239/-

भरलेले मुद्रांक शुल्क: रु.4,67,800/-

द. नि. मह. द. नि. करल2 यांचे कार्यालयाने

पावती:28671

पावती दिनांक: 30/12/2024

अ. क्र. 26746 वर दि.30-12-2024

मादरकरणाराचे नाव: कृष्णत आनंदा शिंदे .

गेजी 9:05 म.पु. या. हजर केला.

नोंदणी फी

रु. 30000.00


दस्त हाताळणी फी


रु. 2100.00

पृष्ठांची संख्या: 105

एकूण: 32100.00

दस्त हजर करणाऱ्याची मही:


सह दुय्यम निबंधक कुर्ला - 2
मुंबई उपनगर जिल्हा


सह दुय्यम निबंधक कुर्ला
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करणामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 30 / 12 / 2024 09 : 05 : 35 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 30 / 12 / 2024 09 : 07 : 20 AM ची वेळ: (फी)

करल - 2

२६७४६ १०३ १०५

२०२४

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरयुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण गजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांनी आणि "दस्ताची सत्यता, वैधता कायदेशीर बाबीतली जाणवेल" असे सदर निष्पादक व कबुल धारक हे संपूर्णपणे जाणवत राहतील. तसेच सदर हस्तांतरण दस्तासुद्धा राज्य शासन / केंद्र शासन यांचा कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही."

लिहून देणारे

१)

२)

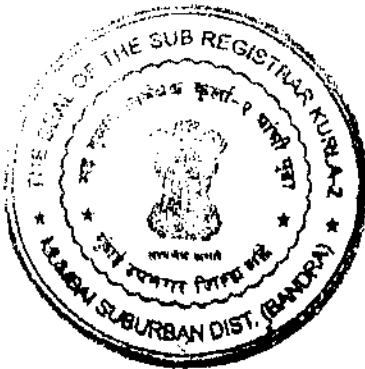
३)

लिहून घेणारे

१)

२)

३)



दस्त गोपवारा भाग-2

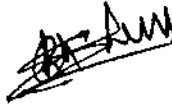


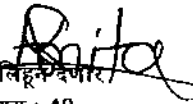


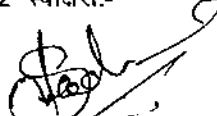


करल2

30/12/2024 9 11:34 AM

दस्त क्रमांक:26746/2024

दस्त क्रमांक :करल2/26746/2024

दस्ताचा प्रकार :-करारनामा






अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:कृष्णत आनंदा शिंदे . पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं: एकता चाळ, शिवाजी नगर नं.1, मरोळ पाईप लाईन, बोरी कॉलनी, चर्च रोड, मरोळ अंधेरी पुर्व, मुंबई , रोड नं: ., महाराष्ट्र, मुम्बई. पॅन नंबर:BQIP56646F	लिहून घेणार वय :-45 स्वाक्षरी:- 		
2	नाव:अनिता कृष्णत शिंदे पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं: एकता चाळ, शिवाजी नगर नं.1, मरोळ पाईप लाईन, बोरी कॉलनी, चर्च रोड, मरोळ अंधेरी पुर्व, मुंबई , रोड नं: ., महाराष्ट्र, मुम्बई. पॅन नंबर:LGNSP9396B	लिहून घेणार वय :-39 स्वाक्षरी:- 		
3	नाव:पुनीत एडिफाईस प्रा.लि. तर्फे ऑथोराईज्ड सिग्नेटरी प्रतीक सुभाष पाटील यांच्यातर्फे अधिकृत प्रतिनिधी मंजय अनंत अधटराव पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं: 401/402 , तुलसी चेंबर, तीन पेट्रोल पंपाजवळ, एल.बी.एस.रोड, ठाणे-प., रोड नं: ., महाराष्ट्र, ठाणे. पॅन नंबर:AAKCP8860G	लिहून घेणार वय :-48 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:30 / 12 / 2024 09 : 09 : 38 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:संतोष अधटराव . वय:45 पत्ता:कळवा ठाणे पिन कोड:400605	 स्वाक्षरी 	
2	नाव:पांडुरंग धोंडीराम पाटील . वय:50 पत्ता:कुठरे, पाटण, सातारा पिन कोड:415112	 स्वाक्षरी	

पांडुरंग धोंडीराम पाटील

शिक्षा क्र.4 ची वेळ:30 / 12 / 2024 09 : 10 : 06 AM

सहस्रमुखी निबंधक कुर्ला -2
मुंबई उपनगर जिल्हा
Payment Details.

करल -2		
2808E	908	907
2028		

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KRISHNAT ANANDA SHINDE	eChallan	6910332024122810115	MH013229728202425E	467800.00	SD	0007386035202425	30/12/24
2		DHC		T224301200256	100	RF	1224301200256D	30/12/24
3		DHC		1224290501157	2000	RF	1224290501157D	30/12/24
4	KRISHNAT ANANDA SHINDE	eChallan		MH013229728202425E	30000	RF	0007386035202425	30/12/24

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



वर्ग-२		
२८७४६	१०५	१०५
२०२४		

प्रमाणित करण्यात येते की या दरजामध्ये
एकूण एकशे पन्च (१०५)पाने आहेत.
पुस्तक क्रमांक: २८७४६/१०५/२०२४
क्रमक्रमांक: १०५/२०२४
दिनांक: ३०/१२/२०२४

[Signature]
सह दुय्यम निबंधक (वर्ग-२)
कुर्ली क्र.-२

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

30/12/2024

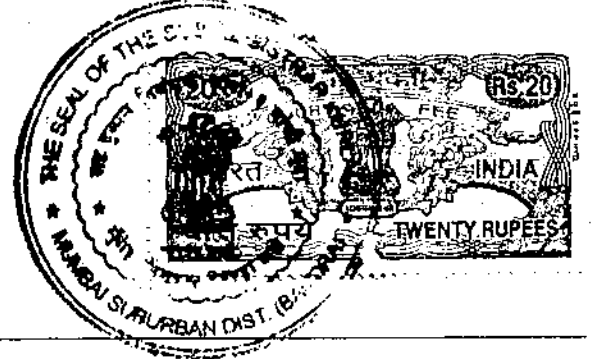
दस्त क्रमांक : 26746/2024

नोदणी :

Regn:63m

गावाचे नाव : हरियाली

(1) विलेखाचा प्रकार	करारनामा
(2) मॉबदला	7795239
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	6526175.172
(4) भू-मापन, पोटॉग्रॅम व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: मौजे हरियाली, ता. कुर्ला, मुंबई येथील सदनिका क्र. 1204, 12 वा मजला, त्यावरील विल्डींग नं. 12, पुनीत ब्रम्हांड, टागोरनगर मिलिंद फौ. ऑप. हौ. मो. लि, टागोरनगर, विक्रोळी पूर्व, मुंबई.; सदनिकेचे क्षेत्र 37.15 चौ.मी. कार्पेट, आणि लगतची वाऱ्यानी क्षेत्र 2.52 चौ.मी. कार्पेट. PUI: SX0300310020000 ((Survey Number : 113 पार्ट ; C.T.S. Number : 352 पार्ट ;))
(5) क्षेत्रफळ	1) 39.67 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-पुनीत एडिफाइस प्रा.लि. तर्फे ऑथोराईज्ड सिग्रेटरी प्रतीक मुभाप पार्टील यांच्यातर्फे अधिकृत प्रतिनिधी संजय अनंत अधटराव वय:-48; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव : , ब्लॉक नं: 401/402 , तुलगी चेंबर, तीन पेट्रोल पंपाजवळ, एल.बी.एस.रोड, ठाणे-प., रोड नं. : , महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:- AAKCP8860G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कृष्णत आनंदा शिंदे . वय:-45; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव : , ब्लॉक नं: एकना चाल, शिवाजी नगर नं.1, मरोळ पार्सप लाईन, बोरी कॉलनी, चर्च रोड, मरोळ अंधेरी पूर्व, मुंबई , रोड नं. : , महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-BQIPS6646F 2): नाव:-अनिता कृष्णत शिंदे वय:-39; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव : , ब्लॉक नं: एकना चाल, शिवाजी नगर नं.1, मरोळ पार्सप लाईन, बोरी कॉलनी, चर्च रोड, मरोळ अंधेरी पूर्व, मुंबई , रोड नं. : , महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-LGNPS9396B
(9) दस्तऐवज करून दिल्याचा दिनांक	30/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	30/12/2024
(11) अनुक्रमांक, खंड व पृष्ठ	26746/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	467800
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेंग	



मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

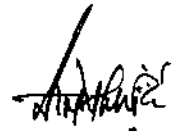
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयत म्बत: जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 30/12/2024) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.


सह दुय्यम निबंधक कुर्ला -2
मुंबई उपनगर जिल्हा

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KRISHNAT ANANDA SHINDE	eChallan	69103332024122810115	MH013229728202425E	467800.00	SD	0007386035202425	30/12/2024
2		DHC		1224301200256	100	RF	1224301200256D	30/12/2024
3		DHC		1224290501157	2000	RF	1224290501157D	30/12/2024
4	KRISHNAT ANANDA SHINDE	eChallan		MH013229728202425E	30000	RF	0007386035202425	30/12/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

